

WAILUKU REDEVELOPMENT AREA DESIGN GUIDELINES

WAILUKU



MAUI



HAWAII



*Maui County Planning Department
Wailuku, Hawaii
January 2006*

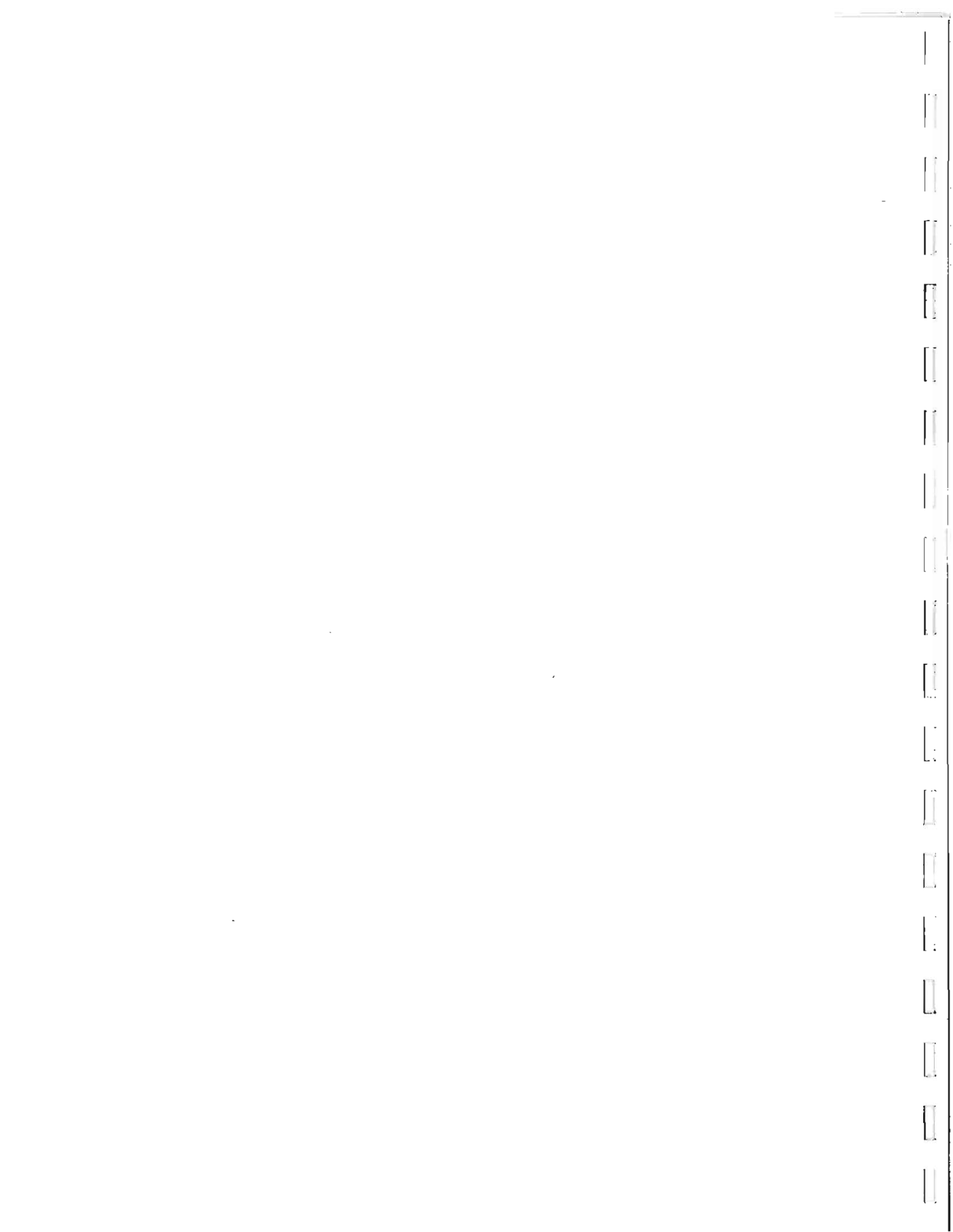


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Some sketches and figures used in this guide were borrowed from the previous edition of the *Wailuku Redevelopment Area Design Guidelines*, prepared by the Maui County Planning Department and Group 70 International in December 1997. Sketches were also borrowed from *Country Town Design Guidelines, Paia-Haiku*, 1990, prepared for Maui County by PBR Hawaii, with Spencer Mason Architects and Warren Unemori Engineering, Inc.

I. WAILUKU REDEVELOPMENT AREA PURPOSE / INTENT

A. Purpose/Intent

The Wailuku Redevelopment Area Design Guidelines present tools to create a positive urban environment in Wailuku. The guidelines identify the underlying design principles that define Wailuku's unique architectural and historic character. These design standards aim to achieve the following goals:

- 1) preserve Wailuku's historic character;
- 2) allow for new development that complements and is compatible with Wailuku's historic character;
- 3) improve the streetscape to make Wailuku a pedestrian-friendly environment.

These design guidelines shall be used by the Maui Redevelopment Agency (MRA) to evaluate proposals for projects involving historic buildings as well as new construction in the Maui Redevelopment Area.

Although this document has been prepared specifically for properties located in the Maui Redevelopment Area, nearby Wailuku property owners are encouraged to apply these standards to existing buildings and new developments.

B. Why Preserve Historic Buildings? Why Should New Buildings Look Traditional?

Wailuku's older buildings reflect the town's historic past and are a key element in defining its future. The preservation of historic structures is important, and encouraged for many reasons, including *community pride, enhanced livability, and economic vitality*:

Preserving Historic Buildings Generates Community Pride:

- By renewing Wailuku's built environment and putting historic buildings to productive use, rehabilitation provides a sense of achievement and renews a community's pride in its history.
- With Maui experiencing rapid change, these historic buildings and structures help provide a "sense of place" and a connection to old Wailuku Town.

Preserving History Enhances Community Livability:

- Older buildings, together with new buildings designed to complement traditional architecture, can provide a pedestrian-friendly town for all to explore and discover. Renovated historic structures together with well-designed new construction that complements traditional architecture will invite residents and visitors to explore Wailuku and take a greater interest in the community.

- Wailuku's traditional buildings are part of the life experience of "old-timers" who grew up in this community. A revitalized Wailuku based on its historic buildings can incorporate places for long-time residents and newcomers to gather and enjoy a sense of community.
- Communities throughout the America are promoting historic preservation as a means to enhance neighborhood livability and quality of life. Wailuku should participate in this national trend.

Preserving History Makes Economic Sense:

- Instead of allowing old buildings to be torn down or left to deteriorate, rehabilitation can be used to generate investment and revitalization. Preservation of historic buildings, together with new construction based on traditional architecture, is the key to Wailuku's revitalization and a healthy economy.
- Wailuku, with its rich history, landmark buildings, and historic architecture, is well positioned to use these assets to improve its economic vitality.
- "Recycling" older buildings is good for the environment.

WHAT IS PRESERVATION?

PRESERVATION EMPHASIZES THE ACTIVE USE OF HISTORIC BUILDINGS WHILE MAINTAINING A STRUCTURE'S SIGNIFICANT CHARACTER-DEFINING FEATURES. PRESERVATION ENCOURAGES THE REPAIR OR MAINTENANCE OF CHARACTER-DEFINING FEATURES. IF A FEATURE HAS DETERIORATED BEYOND REPAIR, AN "IN-KIND" REPLACEMENT (A REPAIR THAT MATCHES THE ORIGINAL) IS STRONGLY ENCOURAGED.

PRESERVATION MEANS ACCOMMODATING REASONABLE CHANGE AND IS NOT INTENDED TO STOP DEVELOPMENT. PRESERVATION DOES NOT FORCE BUILDING OWNERS TO MAKE IMPROVEMENTS, NOR DOES IT REQUIRE THAT INAPPROPRIATE CHANGES FROM THE PAST ARE REMOVED.

C. Policy Precedents & Enabling Legislation

The *Wailuku Redevelopment Area Design Guidelines* were established by the authority of various state and county regulatory documents, including:

Hawaii Revised Statutes, Chapter 53: Urban Renewal Law

Hawaii Revised Statutes (HRS) Chapter 53, the Urban Renewal Law, authorized the county (or another public body) to plan and carry out urban renewal/redevelopment projects.

The Wailuku Redevelopment Area Plan was developed pursuant to HRS Chapter 53 in order to address the problems of urban blight in Wailuku.

Maui County Code, Title 2.40.050: Maui Redevelopment Agency

The Maui County Code, Title 2.40.050 established the Maui Redevelopment Agency (MRA), which is charged with implementing a plan for Wailuku's redevelopment and urban renewal.

The Maui Redevelopment Agency is a five-member board appointed by the Mayor and approved by the Maui County Council. The MRA's primary duty is to plan the revitalization of the Maui Redevelopment Area. The Agency also advises the Mayor, County Council, Planning Department, and other County agencies on matters pertaining to the Maui Redevelopment Area, including specific development proposals and restoration projects.

Vineyard Urban Renewal Plan, 1973

In the 1960s local officials concluded that Wailuku's major problems were the result of dilapidated buildings and incompatible land use patterns. The 1973 *Vineyard Urban Renewal Plan* focused on slum clearance, redevelopment, and rehabilitation. The plan's objective was to achieve urban renewal by means of clearance and redevelopment, as 68% of buildings in the project area were deemed deteriorated and substandard to the extent that they should be demolished. Other measures intended to remedy Wailuku's blight included parcel consolidation, street widening, rehabilitation of structurally sound buildings, as well as land acquisition and redevelopment.

A \$14 million program was devised to transform Wailuku's blighted areas into an attractive complex of business offices, shopping areas, private residences, and gardens. The federal government promised to contribute \$11 million dollars for the project, but the redevelopment plan was never implemented.

Although never implemented, the *Vineyard Urban Renewal Plan* established the regulatory context within which the Maui Redevelopment Agency and the Maui County Planning Department regulated land uses in the Wailuku Redevelopment Area (WRA).

The Wailuku Redevelopment Plan, 1989

In 1989 the Maui Redevelopment Agency engaged in an ambitious project to revive and update the *Vineyard Urban Renewal Plan*. The revived project included a structural survey and land-use inventory of the area, architectural design guidelines, and a database of geographic information. This work led to the Draft 1991 *Wailuku Redevelopment Area Plan (Plan)*. The *Wailuku Redevelopment Area Design Guidelines* were prepared in 1997.

The *Plan* served as a guide for the review of projects within the WRA. The Maui Redevelopment Agency was the authority in reviewing construction, renovation, and rehabilitation projects in the district for conformance to this Plan, as specified in

applicable rules or ordinances. The Maui County Planning Department and other governmental agencies were required to conform to the Plan.

Wailuku Redevelopment Area Expansion, 2000

In 2000 the Wailuku Redevelopment Area was expanded to include a larger portion of Wailuku, the Happy Valley commercial area on South Market Street, and some residential neighborhoods. The Maui Planning Commission approved this expansion, which was subsequently approved by means of a Maui County Council resolution.

In response to the expansion, the Maui Planning Department prepared a *Town Assessment* (January 2000) and an updated document, the *Wailuku Redevelopment Plan: The Economic Revitalization of Maui County's Civic Center* (December 2000). The updated *Redevelopment Plan* provides the vision, direction, and course of action for the revitalization of the expanded Wailuku Redevelopment Area. It includes specific strategies and actions, both long-term and short-term, to eliminate slum and blight conditions within the Wailuku and Happy Valley commercial districts.

The "*Wailuku Redevelopment Area Zoning and Development Code*" (September 2002) was prepared to provide a flexible and creative approach for small-town development. This code takes into consideration Wailuku's traditional character, for instance small lots and building canopies that do not comply with modern standards, and reduces the regulatory barriers that might otherwise impede rehabilitation and new development in the Wailuku Redevelopment Area.

Wailuku - Kahului Community Plan 2002

The *Wailuku - Kahului Community Plan* (adopted in 2002) recognized that old Wailuku Town is a great community asset with major opportunities for redevelopment. The *Community Plan* encouraged greater use of the town's facilities, especially the historic 'Iao Theater and the Wailuku Municipal Parking Lot. In addition, the *Community Plan* recognized Wailuku's rich heritage and emphasized the opportunities that have been incorporated into the *Wailuku Redevelopment Plan* and these *Design Guidelines*:

...older neighborhoods, such as in Wailuku, with narrower streets and plantation style architecture have a charming character. The traditional concept of central business districts in close proximity to residential areas, similar to Wailuku Town, may also provide a model that could minimize the migration of business commercial uses into light industrial areas and promote a more pedestrian-oriented character of development.

Maui County Code, Title 19.48.010

Although this county ordinance applies to the Maui County Historic Districts, which are located in Lahaina and an area adjacent to the WRA in Wailuku, its directive is applicable to the historic character of Wailuku and the town's economic revitalization:

In order to promote the economic, cultural and general welfare of the people of the county and to insure the harmonious, orderly and efficient growth and development of the county, it is deemed essential by the county council that the qualities relating to the history and culture of the county be preserved, thereby creating attractions for visitors and residents alike.

D. Study Area

Wailuku was established as Maui's county seat in 1905. Situated approximately two miles from the ocean, Wailuku is located at the base of the West Maui Mountains and serves as the gateway to 'Iao Valley, one of Maui's major visitor attractions. Two miles east of Wailuku is Kahului, Maui's primary commercial and industrial center, with airport and harbor facilities.

The Wailuku Redevelopment Area covers approximately sixty-eight (68) acres, which are primarily two land use types: commercial and residential. The area includes the town's central business district, which is located in the area from High Street to Central Avenue and from Wells Street to Vineyard Street. The WRA also includes the residential areas west of Church Street and north of Vineyard Street. The Happy Valley area, which includes commercial and adjacent residential areas, is also included within the Wailuku Redevelopment Area.

E. Methodology

The Wailuku Redevelopment Area Design Guidelines were developed as follows:

- Existing conditions within the study area were documented in the *Wailuku Redevelopment Area Land Use Inventory* (Draft, Group 70 Limited, April 1990.)
- Design Guidelines for site, architectural and streetscape design were prepared based on the land use inventory. An initial draft of the analysis and design guidelines was reviewed by the Maui Redevelopment Agency, the County of Maui Planning Department, and the Wailuku Main Street Association's Structural and Design Committee.
- *Wailuku Redevelopment Area Design Guidelines* were completed in 1997 (Group 70 International, Inc. and the Maui County Planning Department.)
- Additional fieldwork by Jim Niess (Maui Architectural Group) and Dawn Duensing (Maui Planning Department) in 2004 considered the expanded Wailuku Redevelopment Area's historic architectural character and features.
- Design guidelines were re-evaluated and updated in 2005, taking into account the additional districts added to the Wailuku Redevelopment Area.

F. Goals and Objectives

The primary objective of the Wailuku Redevelopment Area is the *economic revitalization* of Wailuku Town. The primary goals of these design guidelines are:

- **Document** Wailuku's existing architectural character so that redevelopment or renovation can be done in an appropriate manner that complements the town's existing features;
- **Preserve** Wailuku's existing architectural character and heritage by retaining, where possible, existing structures with architectural character, and by guiding new development in a manner that complements Wailuku's historic architectural character;
- **Implement** improvements that will make Wailuku town a pedestrian-friendly environment. Roadway and utility improvements must be pedestrian friendly, while also addressing pedestrian safety.

G. Design Recommendations

- Encourage the preservation of older buildings in Wailuku as these buildings are an important record of the community's history.
- "Adaptive reuse" of historic buildings is strongly recommended when a structure has outlived its intended purpose.

- New development and redevelopment should be built using architectural styles and details that are compatible with the traditional architectural styles outlined in these design guidelines, which are based on Wailuku's historic architecture.
- New development and redevelopment should maintain continuous building façades with little or no setback and a pedestrian scale.
- Sidewalks, street crosswalks, lighting, and landscaping should be improved to provide a safe and attractive pedestrian environment.
- Street furniture, landscaping, and lighting elements should be consistent to create visual unity in Wailuku.
- Parking strategies should be creative and may include adjustment of parking time limits and the construction of new parking lots. Off-site public parking areas are recommended to relieve the pressure to develop on-site parking for individual business parcels. This will help preserve the pedestrian scale appropriate for Wailuku. Businesses could be assessed an impact/pro-rated fee to provide parking at an off-site lot rather than requiring individual businesses to build on-site parking, which is detrimental to the historic character and pedestrian orientation of Wailuku.
- Parking lots should be paved and landscaped to serve as a multi-use area: parking and alternatively, community gatherings.
- Utility lines should be relocated underground where practicable; and utilities consolidated to minimize service wires and poles.

H. Policy Recommendations

- A high priority should be to encourage the County of Maui to adopt the 1997 *Uniform Code for Building Conservation*, which would use appropriate code standards for older buildings in Wailuku without compromising safety standards.
- Developments adjacent to and outside of the Wailuku Redevelopment Area are strongly encouraged to follow the *Wailuku Redevelopment Area Design Guidelines* to maintain compatible architectural styles throughout the town.
- Existing nonconforming uses, such as businesses on a substandard-sized lot or with inadequate off-street parking, should be "grandfathered" in the case of fire or other destruction of property that requires reconstruction.
- Encourage traditional "mixed-use" buildings in the Wailuku Redevelopment area. This practice would not only reflect the traditional commercial/residential nature of early-twentieth century Wailuku Town, but could also ease the shortage of rental housing in the area.
- Street widening is not recommended. Traffic calming measures should be implemented by means of landscaping, narrowing roads at crosswalks, and providing raised and textured pedestrian crosswalks.
- Adjust zoning standards in business districts adjacent to the redevelopment area to improve height transitions and thus protect view corridors to Iao Valley and the Pacific Ocean.

- Plan and implement traffic improvements throughout Wailuku by utilizing on-street parking restrictions, one-way traffic routes, traffic signals, and other transportation management standards.
- Support the construction of a municipal parking structure.
- Photo document all buildings in the WRA.

II. WAILUKU'S ARCHITECTURAL STYLES

The Wailuku Redevelopment Area features a variety of vernacular architectural styles. The following analysis does not attempt to describe all architectural styles in the Wailuku Redevelopment Area, but instead categorizes the major architectural influences evident in the central commercial and residential districts. Two commercial vernacular styles have been chosen to serve as design standards.

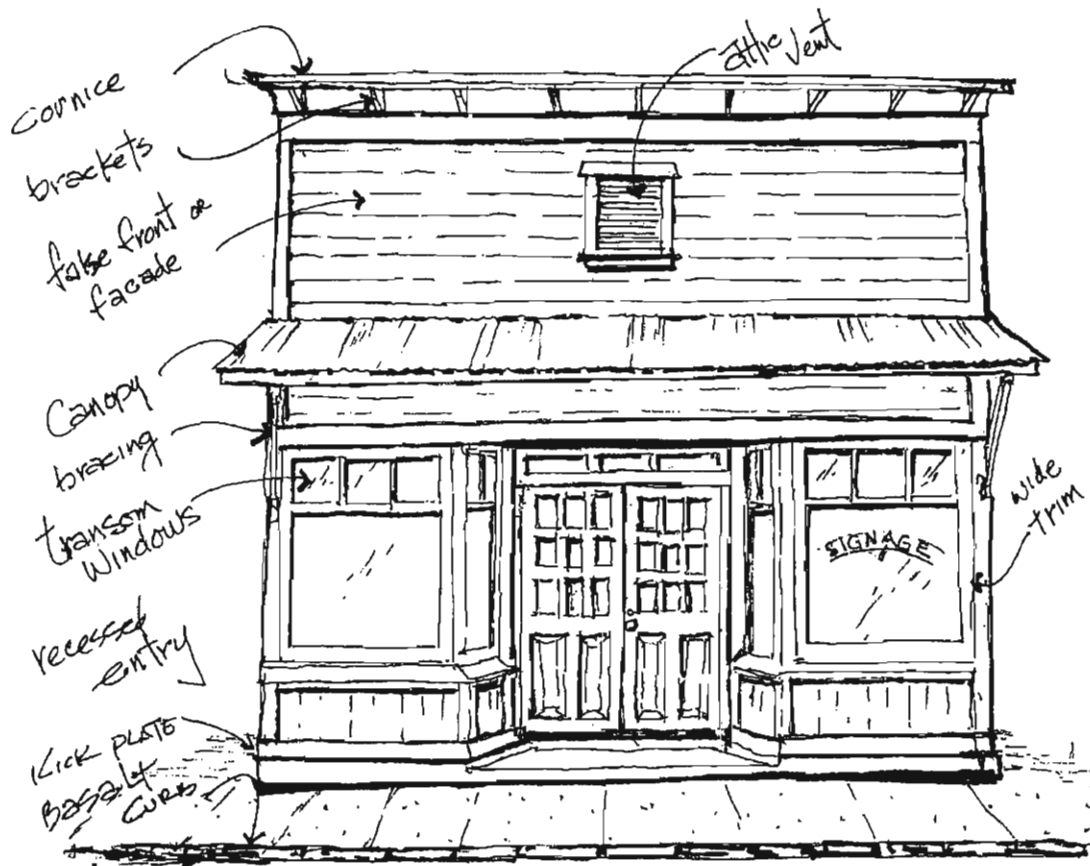
Commercial Vernacular: "Plantation-Style" (circa 1890s –circa 1950)

Most of Wailuku's older commercial buildings are characterized as "plantation style" and are typical of buildings commonly seen throughout Hawaii's small towns. Vernacular plantation-style building features vary, but generally share the following characteristics:

- *Building height:* Plantation-style commercial buildings in Wailuku were usually two-stories in height, although some one-story structures with false-fronts are nearly as high as two-story buildings.
- *Setback:* Traditionally, buildings had no setback from property lines and the sidewalk. Lot-coverage ratios are high, which produces a tightly knit configuration of building mass. The areas with no setback present an almost continual "wall of buildings" that help define the traditional plantation-era street corridor.
- *Roof form:* Most buildings have a gable, shed, or flat roof, often behind a false front.
- *Roof materials:* typically corrugated metal, sometimes tarpaper; later composition shingles were used.
- *Walls:* single-wall construction primarily of vertical tongue-and-groove board. Earlier buildings were sometimes constructed of board and batten. Walls built of horizontal boards were less common.
- *Storefront:* Storefronts in plantation-style commercial buildings varied and used both symmetrical and asymmetrical compositions. Three-bay divisions are common.
- *Entries:* Often flush with the front wall. Some entries, however, were recessed, which not only defined the doorway, but also provided shade and shelter for pedestrians.
- *Doors:* Wood and wood-with-glass doors were historically used in the plantation days. Traditional doors featured multiple panels, raised panels, or glazing and panels.
- *Windows:* Storefront windows were typically multiple-light and wood framed, with wood sashes and muntins. Double-hung windows were common, and many buildings featured transoms.

Character-defining feature: An original architectural element that is a significant component of a historic building. These original features are a physical record of a building and convey the structure's historic integrity.

Historic integrity: The authenticity of a building's historic identity as evidenced in the structure's original architectural features.



Character-defining features of plantation-style commercial architecture:

False-front facade: Hawaii's plantation-style commercial architecture typically features a false front. Because building materials were quite expensive in relation to the labor costs, architectural ornamentation was often limited to the building's façade and resulted in numerous variations of the false front.



Although not in the Wailuku Redevelopment Area, Ichiban Okazuya is an excellent example of plantation-style commercial architecture with a great deal of historic integrity. Its character-defining features include the false front, canopy with corrugated iron roof, windows with transoms, panel doors, and vertical board siding. The sign on the false front is also in the traditional plantation style.

Canopy: Canopies across the main façade are a character-defining feature in plantation-style commercial structures. Most canopies were shed roofs covered with corrugated metal. A few of Wailuku's canopies were hipped with shingles. Most canopies were supported by brackets underneath and/or rods above; posts were sometimes used to support canopies in turn-of-the-century structures. Historically, some of Wailuku's two-story edifices, such as the Fujimoto Building on Vineyard Street, had wood-framed balconies, which also functioned as canopies. Canopies and balconies provide the shade and weather protection important in a pedestrian-friendly environment. Unfortunately, many canopies have been removed from Wailuku's historic buildings due to deterioration or the requirements of modern building codes.

Attic Vent: Louvered attic vents were a prominent, distinctive feature of plantation architecture, often appearing in a variety of geometric shapes, including round, square, rectangular, semi-circular, and rectangular with a gable-shaped peak.

Cornice: Often used in plantation-style commercial architecture, cornices were sometimes ornamented with rather elaborate brackets, while others were quite simple in detail. Cornices and brackets were an easy way to decorate a building during an age when craftsmen were easy to find, but building materials were not.

Kickplate: Older plantation-style buildings often included an architectural feature known as a "kickplate." Kickplates are wood panels located beneath the windows and approximately 18" above the foundation. Many of Wailuku's plantation-style buildings have been inappropriately remodeled with large plate-glass windows that replaced both the historic windows and kickplates.

Awnings: Fabric awnings were also a feature of plantation-style architecture. Such awnings could be dropped down to provide shade and shelter for pedestrians.



The Main Market Building, which opened as a retail center with twelve shops in 1938, featured canvas awnings. This type of awning, rather than those shown on today's building, would enhance Wailuku's traditional character. (Maui Historical Society photograph, left.)



Vernacular Commercial: Art-Deco Style (circa 1920s - 1930s)

A new architectural influence in Wailuku was apparent by the 1930s when buildings on the U.S. mainland were being constructed in the *Art Deco* style. Wailuku builders mimicked this trend by using Art Deco features such as stuccoed exteriors, grill-work, and geometric patterns on the façade.

Wailuku has several buildings with an Art-Deco influence that probably date to the late 1920s and 1930s. These local structures were built using typical “plantation-style” construction methods and elements, including canopies, vertical-board walls, and window transoms. The main façades, however, featured stucco exteriors and Art-Deco details such as geometric patterns and zigzags.

Art Deco influenced buildings did not become a dominant architectural influence, and traditional plantation-style architecture still dominated the Wailuku scene. Art Deco structures may be imitated in proposed new developments, but the Art Deco style should be *sparingly* invoked so that Wailuku’s plantation-style architecture remains the town’s predominant building style.

Wailuku’s Art Deco Style is characterized by the following:

- *Building height:* These buildings are one and two stories high.
- *Setback:* These buildings have no setback from property lines and the sidewalk. Lot-coverage ratios are high, which produces a tightly knit configuration of building mass.
- *Roof form:* Flat, shed, or gable roof behind a false front.
- *Roof materials:* often corrugated metal, sometimes tarpaper or asphalt shingle.
- *Materials:* Vertical-board, single-wall construction, front façade is stuccoed. By the 1920s, some Wailuku buildings were being constructed with reinforced concrete.
- *Doors:* Wood and glass or glass doors.
- *Windows:* By the 1930s, storefronts included plate-glass windows. Some older buildings had multiple-light and wood framed windows, with wood sashes and muntins. Transom windows were common in these structures.

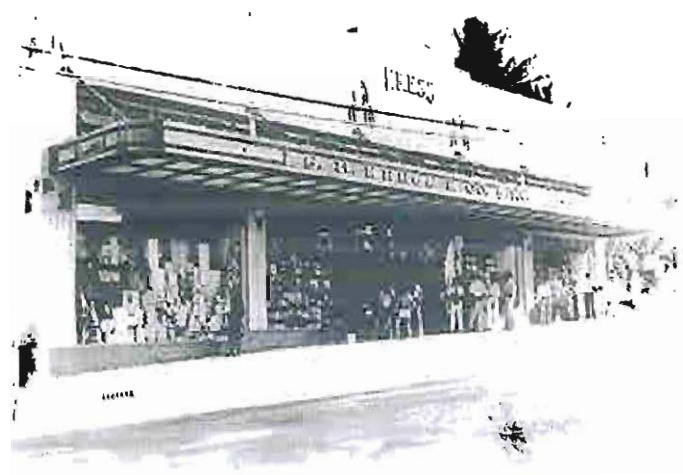
Character-defining features of Commercial Architecture, Art-Deco Influence:

Canopies: As with plantation-style architecture, the Wailuku’s Art-Deco Style featured canopies hung from above with rods or chains. Original canopies were flat roofed with rounded ends.

Façades: Facades were stuccoed and detailed with geometric patterns. The stucco usually wrapped around the front portion of the building’s side walls. As with plantation-style architecture, some of the buildings were built with false fronts.

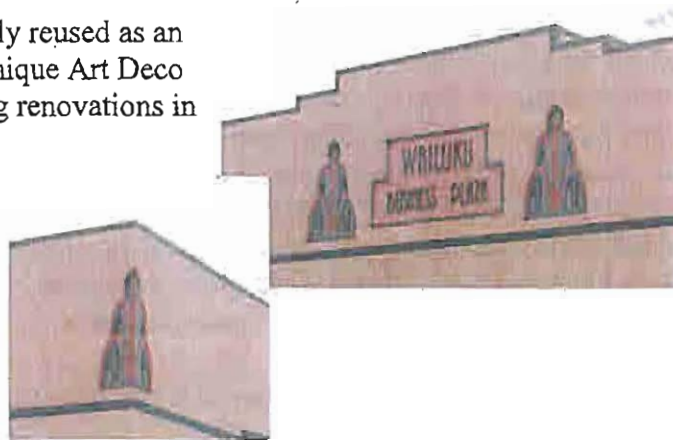
Windows: Some windows were covered with zigzag-patterned grills. Transoms were common and sometimes were designed in traditional plantation-style patterns.

The Kress Department Store was the most notable example of Wailuku's Art-Deco influenced buildings. Built in 1935, the structure still features fine Art-Deco details, but many of its character defining features have been lost.



Character-defining features of the Kress Store included its canopy, (notice the built-in lighting), transom windows over the canopy, and curved plate-glass windows at the store's entry. (Stephanie Ohigashi photo.)

The Kress Store is being adaptively reused as an office building, and some of its unique Art Deco designs were re-established during renovations in the 1990s.



The Kress Store Building had architectural elements typically found in plantation-style buildings, including double-hung windows and brackets that are classic, not Art Deco, in style.



46 Market Street's (above) geometric patterns are typical of the Art Deco style. The building's historic integrity has been compromised by the loss of its original canopy and alterations to the windows and doors.



The historic integrity of 54 Market Street (right) has been compromised by the alteration of the windows, doors, and new canopy, which are not in the Art Deco style. The original windows and transoms, as seen above, were typical of Wailuku's plantation-style architecture. (Historic photograph courtesy of the Noa Webster Aluli Trust.)



Residential Vernacular: “Plantation-Style” (circa 1890s –circa 1950)

Most of Wailuku’s older residential buildings are characterized as “plantation style” and are typical of older houses throughout Hawaii. “Plantation-style” features vary, but generally share the following elements:

- *Building height:* Houses are usually one story.
- *Foundation:* Post and pier.
- *Roof form:* Gable, hipped, and gable over hip.
- *Roof materials:* Corrugated metal, wood shakes; in recent decades, many were reroofed with composition shingles.
- *Walls:* Single-wall, vertical-board construction. A prominent feature on plantation-style houses is a girt, a horizontal band that wraps around a vertical board house, in essence serving as a girdle that holds the boards together.
- *Eaves:* Open, overhanging eaves with exposed rafters were an almost universal feature.
- *Doors:* Wood with glass doors. Many homes also featured multiple-light French doors with sidelights.
- *Windows:* Wood-framed, double-hung windows, often with multiple-lights. Wood-framed, multiple-light, sliding sash windows were also common. Less common were casement windows. Homes of more prosperous citizens sometimes featured more elaborate windows, with diamond or rectangular-patterned lights.
- *Attic Vent:* Louvered attic vents are a distinctive feature of plantation-style residential architecture, often appearing in a variety of geometric shapes, including round, square, rectangular, semi-circular, and rectangular with a gable-shaped peak.
- *Lanai/Porches:* Many entries on plantation-style houses featured a covered lanai with a shed or gable roof. Porches often highlight the entrance; some ran the full width of the house. A simple or decorative balustrade added to the charm of a plantation-style lanai.



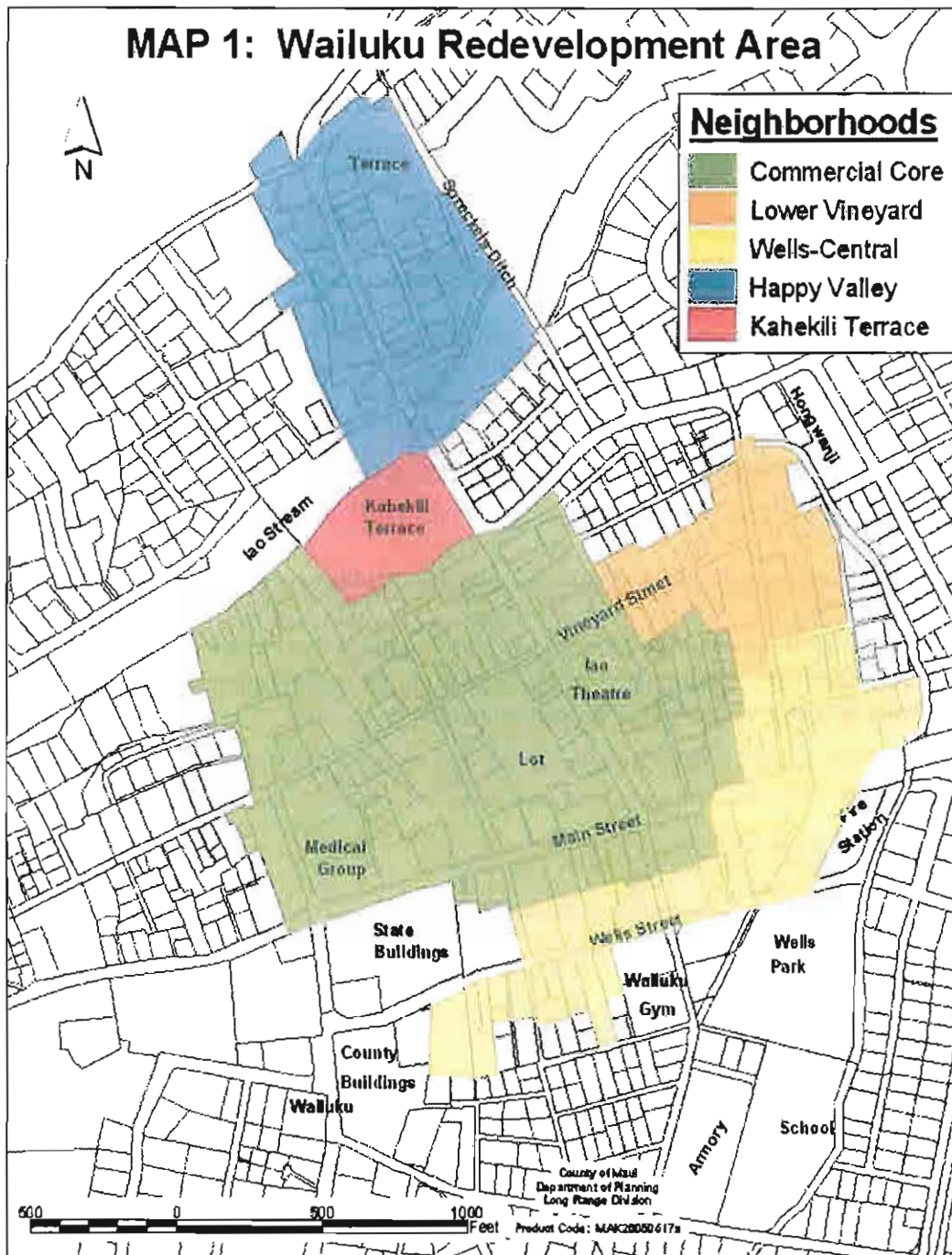
III. WAILUKU NEIGHBORHOODS: EXISTING CHARACTER, CONDITIONS, AND USE

This chapter describes the existing character, conditions, and use of five neighborhoods identified within the expanded Wailuku Redevelopment Area. The five distinct neighborhood areas are:

- Commercial Core Neighborhood
- Lower Vineyard Street Neighborhood
- Wells - Central Commercial Neighborhood
- Happy Valley Neighborhood
- Kahekili Terrace Neighborhood.

This chapter is organized into six sections, designated A – F. Section A considers the overall site conditions for Wailuku Town. Sections B – E provide information for each of the respective neighborhoods. Each neighborhood was examined in terms of the following qualities:

- **Architecture.** Building scale, roofs, facades, canopies, entries, ornamentation, and colors.
- **Streetscapes.** Views and landmarks, landscape, setbacks and street corridors.
- **Site Character.** Land use, site development patterns, on-site parking, lotting/land ownership and vacant lots/open storage areas.



A. General Site Conditions

Traditional Development Patterns

Maui County's Zoning Code has substantially changed since the 1950s, and historic development patterns do not meet current code requirements. One element, in particular, is most noticeable in Wailuku's older neighborhoods: "substandard" lots that have less than the minimum 6,000 square feet in area and 60 feet of street frontage required by current code. It is important to note, however, that these non-conforming lots do not create negative visual impacts in Wailuku's urban fabric or streetscape because the small-scale pattern contributes to the town's general small-town character. Wailuku's small-scale pattern features plantation-style commercial buildings one or two stories in height, with false fronts. Historically, there was no setback from property lines and the sidewalk, so that a "wall of buildings" appeared along the street.

The implications of non-conforming commercial properties are complex. Most of Wailuku's small lots pre-date the automobile and were sufficient to accommodate business activities in the horse-and-buggy era. As society became more reliant on the automobile, the challenge of these lots became increasingly apparent:

- Non-conforming commercial properties are generally too small to accommodate the on-site parking requirements of current code, so that vehicles park where space is available on the lot or on the street.
- The small commercial lot sizes restrain the scale of new development, which may reduce redevelopment options.

Again, it is important to emphasize that these non-conforming commercial lots help preserve Wailuku's "small-town" heritage. Future developments, therefore, may require creative thinking and planning so that Wailuku's unique, small-town character is preserved.

The automobile and parking are the most significant and noticeable impacts on Wailuku's traditional development patterns. In most neighborhoods, there is no on-site parking, or the prevailing on-site parking pattern is located at the rear of the lot. This pattern is strongly encouraged, as it does not disrupt the building façade continuity along the street. In a few cases, on-site parking is located on the structure's side yard and utilizes street frontage for exit and egress. This pattern is less desirable.



In other cases, such as the Maui Bookstore building (left) on Main Street, on-site parking is in front. The side- and front-pattern parking lots are undesirable as they produce a break in the streetscape's continuous building façade. These site patterns also create a pedestrian safety hazard when cars cross the sidewalk.

B. Commercial Core Neighborhood

This neighborhood consists of the original Maui Redevelopment Area plus some properties added in the 2000 expansion. The "Commercial Core" neighborhood is bounded by Main Street on the south, High Street on the west, the top of Iao Stream bank on the north, and Market Street on the east. This neighborhood includes many of Wailuku's older commercial structures, with small residential areas on its outer fringes. (See Map 2.)



Fine examples of plantation-era architecture in the Commercial Core Neighborhood include the Wakamatsu Fishmarket and Sheila's Junktique on Market Street.

General Architectural and Site Characteristics

Facades: This neighborhood's commercial architecture is dominated by false-front facades built prior to 1950. On Vineyard and Market Streets is a mixture of traditional plantation-style architecture. Main Street has only one traditional wood-frame plantation-style structure. Most of Main Street's buildings were built in different architectural styles of reinforced-concrete structures. There are also a number of contemporary buildings on the west end of Main Street that do not complement Wailuku's traditional architecture.

Canopies: Most of the commercial buildings in this neighborhood had canopies, or in some cases balconies, that provided shade and shelter for pedestrians. Nearly all of the original canopies have been removed due to deterioration and have not been replaced because of current building code restrictions.



This 1930s photograph of Main Street, courtesy of the Hawaii State Archives, demonstrates how canopies contributed to Wailuku's historic character and a pedestrian-friendly environment. Today, the missing canopies diminish the historic character of Wailuku, making the streetscape look barren.



Ornamentation: Traditional plantation-style architecture was rich in ornamentation. Building materials were expensive and labor costs were relatively low. As a result, architectural details were limited to the building's main façade. Architectural ornamentation included false fronts, cornices, balconies, and canopies. (Maui Historical Society photo.)

Contemporary high-rise buildings do not conform to Wailuku's architectural character and are spartan in detail, including One Main Plaza and the Maui Medical Group Building. The site development patterns are also in great contrast to Wailuku's traditional character, with parking lots dominating the streetscape.



Color: The color schemes for both the commercial and residential architecture of this neighborhood are varied, however, the majority of buildings have muted colors, with beige and light pastels as well as dark gray, brown, ochre, and white. Trim colors generally contrast with a building's main color.

Setbacks and Streetscapes: Many lots in the Commercial Core are substandard (by today's standards), and lot coverage ratios are high. As a result, commercial buildings along Market, Main, and Vineyard Streets generally have no setback, with buildings sited immediately adjacent to the sidewalk. This combination of "no-setbacks" creates a tightly knit configuration of building mass that provides the appearance of a wall of buildings, which is the distinctive streetscape that these guidelines aim to achieve. The "wall of buildings" promotes a pedestrian-friendly environment. Pedestrians can safely stroll along the sidewalks, browsing in store windows or conversing with a neighbor without worrying about automobile traffic, as cars are parked on the street or in the municipal parking lot, not in front of buildings.



The lack of building setbacks on Market Street in the 1940s presented a tightly knit "wall of buildings." Photograph courtesy of Stephanie Ohigashi.

Use

Residential/Commercial Ratio: This neighborhood is approximately 80% commercial (retail and office) and 20% residential. The residential component is primarily single-family structures located at the north end of Church Street. Several multi-family properties are located in the area, including the Wailuku Townhouses and Iao Gardens.

Business Types: Although some of the buildings are potentially historic, most of the uses are quite contemporary, ranging from offices to medical clinics, retail operations, and restaurants. A few old-style businesses still exist, including Sue's Barber Shop and Wakamatsu Fish Market. Several buildings also serve as rooming houses.

Multi-Family Residential: Few in number.

Single-Family Residential: Many residential structures have been converted to business use. The residences that remain in single-family use are hidden from the main commercial streets.

Scale

Buildings in the Commercial Core Neighborhood are generally compatible in scale, as seen in the photo below (left), although on Wells Street and the west end of Main Street, newer structures are not in scale with Wailuku's traditional character.



Condition

In general, the Commercial Core Neighborhood is in reasonably good condition; buildings are adequately maintained and the streetscape is pedestrian friendly. There are some dilapidated buildings and unkempt yards along Vineyard Street. Although some would argue that utility poles add to the character of the neighborhood, others consider the poles and utility lines an eyesore that detracts from the architectural charm of old Wailuku.

C. Lower Vineyard Neighborhood

This neighborhood is located along Vineyard Street east of Market Street, and Central Avenue north from the Wailuku Jodo Mission. The area is comprised of a variety of small businesses, many of which operate in residential structures. The towering façade of the Jodo Mission, which dominates Central Avenue, is the area's most notable structure and serves as a dividing line between old and new architecture along the street.

General Architectural and Site Characteristics

Facades: Several structures are typical plantation-era commercial buildings, including Fuji Sushi. The plantation-era commercial structures have been modified and in most cases, retain little historic integrity. Many residential structures in this neighborhood have been adaptively reused as commercial structures, adding new life to this previously neglected area.

Canopies: This area has only a few traditional canopies on the commercial structures.



Ornamentation: Many plantation-style buildings in this neighborhood have been modified and original details have been lost. Remaining details are evident in some buildings, such as the canopy and original window/transom configuration on the Fuji Sushi restaurant (above). Many of the area's residential structures still have original windows, attic vents, and other plantation-style ornamentation.



Setbacks and Streetscapes: This area has both commercial and residential structures, so setbacks vary. Residential structures are often setback from the street; and commercial structures usually have little setback, as depicted in the Fuji Sushi photo above. The resulting streetscape is ill defined, with parking often on the street; at other locations in front of buildings.

This neighborhood's streetscape is not inviting, nor is it pedestrian friendly. There are only a few sections of sidewalks on lower Vineyard Street.



Use

Residential/Commercial Ratio: This neighborhood is primarily commercial (retail and office).

Business Types: The businesses in this neighborhood include offices, a bakery and a sushi shop.

Single-Family Residential: Most residential structures in the neighborhood have been converted to business use. The residences that may be in single-family use are hidden from the main streets.

Condition

In general, the neighborhood is in reasonably good condition; buildings are adequately maintained, but pedestrian walkways and landscaping should be improved to provide a pedestrian-friendly environment.

D. Wells - Central Commercial Neighborhood

This Wells – Central Neighborhood is in direct contrast to the more traditional architectural character on Market Street, Vineyard Street, and Main Street. The neighborhood includes the areas immediately east and south of the Commercial Core Neighborhood. Its two main corridors are Central Avenue, running north – south and Wells Street running east and west. Both streets are predominantly modern in character and have only a few older structures.

General Architectural and Site Characteristics

Facades: Commercial buildings on Wells Street and Central Avenue are generally contemporary and lack detail. A number of newer, larger structures are located on Wells Street.



The Wells Street Professional Building is a handsome example of contemporary architecture, but is not in keeping with the spirit of Wailuku's traditional architecture or pedestrian scale.

Canopies: This neighborhood has only a few traditional canopies, which are located on Central Avenue. This lack of canopies diminishes the character of this area, especially when compared to the Commercial Core.

Ornamentation: The typical commercial structures in this area lack detail and ornamentation. Newer buildings are predominantly glass and concrete, like the Wells Street Professional Building.



Setbacks and Streetscapes: This neighborhood is not pedestrian friendly, with few sidewalks that are not contiguous. Inadequate landscaping, chain link fences, concrete buildings, and numerous parking lots make this area less inviting to pedestrians.



In contrast to the Commercial Core Neighborhood, buildings are often setback from the street and have parking in front, which makes safe pedestrian passage a challenge.

Central Avenue has no well-defined streetscape; instead, the buildings nearest Main Street (right) have a “strip-mall” appearance. This type of development is not compatible with Wailuku’s traditional character and should not be encouraged for future redevelopment schemes.



Use

Residential/Commercial Ratio: This neighborhood is exclusively commercial.

Business Types: Businesses on Central Avenue tend to be service oriented and include a grocery store, convenience store, pharmacy, and flower shop. Professional services in the area include doctors, accountants, engineers, printers, and landscape architects. There are several small restaurants in the area. Wells Street businesses are primarily professional services, but also include the telephone company and a marine supply business. Several small residences have been adaptively reused as commercial office space.

Single-Family Residential: Most residential structures have been converted to business use.

Condition

In general, the Wells - Central area structures are well maintained, but the neighborhood invites cars rather than people. Infrequent landscaping, together with the intrusion of numerous parking lots, chain link fences and utility poles, contributes to the neighborhood’s lack of character. East of Market Street, however, are several residential structures that have been successfully adapted for commercial use.



E. Happy Valley Neighborhood

The Happy Valley Neighborhood was added to the MRA in 2000. North Market Street is the neighborhood's main artery and commercial center. Well-established, long-standing businesses here are Takamiya Market, Valley Hardware, and Maui Business Machines.

General Architectural and Site Characteristics



Facades, Canopies and Ornamentation: Happy Valley's commercial buildings are a mix of traditional and contemporary. Several buildings feature traditional false fronts, canopies, and no setback. Contemporary buildings (right) do not complement Happy Valley's historic character. Above left, the false front is a most unique design. Happy Valley structures are generally simple with limited ornamentation. Buildings are sited adjacent to the sidewalks where sidewalks exist, but there is no clear, continuous pedestrian way on either side of North Market Street.

Setbacks and Streetscapes: The North Market streetscape is void of landscape and dominated by pavement and the automobile. Sidewalks are interrupted by parked or moving vehicles. Despite these conditions, pedestrian traffic is relatively heavy due to the proximity of single-family residential neighborhoods and low income, multi-family housing projects. Another feature that dominates the Happy Valley neighborhood is the concrete-lined Iao Stream, which was channelized by the U.S. Army Corps of Engineers for flood control.



Despite the massive nature of Iao Stream's concrete channelization, the riverbed still serves as a significant viewshed from Market Street.

Use

Residential/Commercial Ratio: The ration between commercial activity and residential use is approximately 50%.

Business Types: Happy Valley's businesses are a hardware store, a market, laundry, and a business machine sales and repair operation. One well-established business, TK Superette, closed its doors in 2003. Happy Valley businesses generally cater to neighborhood residents.

Residential: Two low-income apartment complexes and several smaller two-story structures provide multi-family housing in this neighborhood. There are approximately fifteen (15) single-family residential lots on the east side of Market Street, which are located in the MRA. On the west side of Market Street is a larger single-family neighborhood, although it is not within the MRA.

Condition

The Happy Valley Neighborhood was appropriately included in the expanded Wailuku Redevelopment Area in 2000 due to its somewhat run-down condition. Structures and sidewalks receive little maintenance, and several buildings may be beyond repair. Many buildings have not had minimal maintenance, not even a fresh coat of paint. One well-maintained structure is the Market Street Bridge, built in 1964, which has attractive lava rock walls.



This Happy Valley business owner has already helped revitalize the neighborhood. This building renovation maintained many plantation-style features, especially on the main façade: the traditional false front, canopy, windows, and transoms. Original double-hung windows were replaced with vinyl windows, and vertical boards were replaced by T1-11 siding, which is generally not recommended. The typical panel-style doors have been replaced by less traditional, although probably more practical, glass doors.

F. Kahekili Terrace Neighborhood

This neighborhood is comprised of Kahekili Terrace, a low-income, multi-family housing project, and isolated single-family homes on Holowai Street. Its main corridor is Market Street. The neighborhood's northern boundary is the Iao Stream; immediately adjacent to the south is the MRA's Commercial Core Neighborhood.

General Architectural and Site Characteristics



Buildings: Kahekili Terrace features large, high density structures devoid of architectural ornamentation. Even with the stunning backdrop of the West Maui mountains, the collection of plain concrete structures is in striking contrast to Wailuku's traditional structures. The complex has high energy public spaces, with children playing and teens "hanging out." Holowai Street, with its wood-framed structures, is also in this MRA neighborhood.

Streetscapes: Market Street has a sidewalk on the west side, which provides a safe pathway in both directions. Holowai Street, however, is substandard, with no sidewalks or coherent landscape plan. The street experience here is reminiscent of days gone by, with people, dogs, bikes, and cars all sharing the same narrow public thoroughfare. The road surface is compacted oil and gravel; it is in poor repair.

Use

This MRA neighborhood is entirely residential. Lots on Holowai Street are small and considered sub-standard.



Condition

The neighborhood is severely rundown, with both public housing and single-family buildings poorly maintained. The streetscape includes junked cars, deteriorated buildings, and trash. There are very few sidewalks, and basic services seem in short supply.

IV. DESIGN GUIDELINES

A. Introduction

The *Wailuku Redevelopment Area Design Guidelines* apply to all renovation projects and new development in the Wailuku Redevelopment Area (WRA). Wailuku features diverse architectural styles from various periods in its history. (See Chapter 2 B) These guidelines, however, focus on the dominant architectural styles that influenced and defined Wailuku Town's commercial development: plantation-style commercial, vernacular structures with an Art-Deco influence, and plantation-style residential buildings. The intent of these guidelines is to complement the Wailuku Redevelopment Area's positive features and encourage development designs that are compatible with Wailuku's traditional character. The long-term goals are to maintain Wailuku's architectural heritage while also allowing compatible developments for the town's future. To meet these goals, the design guidelines promote:

- ***Preservation and rehabilitation of existing older buildings*** to maintain Wailuku's architectural heritage, and
- ***Design options for new buildings*** that will reflect and complement Wailuku's architectural heritage.

Renovation of buildings that contribute to Wailuku's architectural heritage is strongly recommended. Demolition should only be considered as a last resort after all other options have proved infeasible. Chapter 6E of the Hawaii Revised Statutes requires that the State Historic Preservation Division (SHPD) be allowed to review projects that may impact historic properties. Proposed projects that involve "potentially historic" buildings, that is structures fifty years or older, fall into this category and should be reviewed by the SHPD. If SHPD determines that the building is historic, any proposed work on the structure should retain and preserve the building's historic architectural elements and detailing. If the SHPD review concludes that a structure is not historic, proposed work should comply with the *Wailuku Redevelopment Area Design Guidelines*. **(For further info on historic building rehabilitation, refer to Chapter V.)**

For new structures, developers should follow the design elements discussed in this chapter. These guidelines allow for new interpretations of traditional building styles. The exact replication of a historic building, however, is not appropriate. Although residential buildings in the Wailuku Redevelopment Area are not required to comply with design guidelines, a section on residential design has been included at the end of this chapter, and homeowners are encouraged to comply.

When reviewing plans for new construction, the Maui Redevelopment Agency should carefully consider the proposed development in its physical context, giving consideration to building mass, height, and setback to ensure that the new building will compliment its surroundings. Because Wailuku was traditionally dominated by wood structures, and stucco was introduced at a later date (probably the 1920s), a reasonable mixture of both types of buildings may be considered. A recent trend has been to stucco over Wailuku's

older wood structures. In these cases, restoration of the building's wood elements should be encouraged, as stuccoing over wood changes a structure's historic integrity and character. The MRA should work to achieve a balance between stucco and wood construction, with traditional wood buildings remaining the dominant architectural feature of old Wailuku Town.

The first step before proceeding with any project is to submit a conceptual design to the Maui Redevelopment Agency for review and approval. The proposed project will be reviewed for its conformance to these design guidelines.

These *WRA Design Guidelines* are not intended to be prohibitively restrictive, but instead to provide architects and developers with ideas that encourage creative, functional, and economically advantageous design for existing and new buildings within the Wailuku Redevelopment Area.

The *WRA Design Guidelines* supplement and are subject to existing regulatory controls, including the *Wailuku Redevelopment Area Zoning and Development Code* (September 2002). Where any conflict arises between the zoning regulations and these design guidelines, the more restrictive provisions should prevail.

Design guidelines have been organized as follows:

- *General Design Recommendations* that benefit the Wailuku Redevelopment Area.
- *Architectural Guidelines* that apply to commercial and multi-family construction in the Commercial Core, Happy Valley, and Lower Vineyard Neighborhoods.
- *Architectural and Site Design Guidelines* for the Wells/Central Neighborhoods.
- *Site Design Guidelines* for commercial and multi-family areas.
- *Residential Design Guidelines*

B. General Design Recommendations

The Wailuku Redevelopment Area has desirable features that should be enhanced, as well as other conditions that need improvement.

Features to Enhance

- The traditional downtown's small scale, with its predominantly low-rise, pedestrian-friendly environment. Automobiles and the associated amenities should not be allowed to overwhelm the town.
- The variety of small storefront architectural styles from various eras in Wailuku's history. Details on historic buildings should be preserved, including traditional canopies, false-front parapets, attic vents, cornices, windows, doors, and other architectural elements.
- Pockets of landscaping and greenery, especially in the commercial blocks.
- Passageways and courtyards between buildings, which link nearby streets to the municipal parking lot.

Recommendations

- ✓ Avoid unsightly gaps that on-site parking areas create in the streetscape continuity. Buildings should be sited with no setbacks in order to preserve and perpetuate Wailuku's traditional "wall of buildings."
- ✓ The mass and scale of new buildings should complement, not overwhelm, Wailuku's traditional, small-scale architecture.
- ✓ Canopies are *highly recommended* as means to keep Wailuku pedestrian friendly. Canopies should be replaced and/or restored on Wailuku's historic structures.
- ✓ Provide mid-block crosswalks on Market Street between Vineyard and Main; Vineyard Street between Market and Church; and Central Avenue between Main and Vineyard.
- ✓ Landscape all parking lots that have street frontage.
- ✓ Improve and/or maintain neglected and vacant lots.
- ✓ Plant street trees where feasible.
- ✓ Improve sidewalks to adequate widths; build new sidewalks where necessary, especially in areas where sidewalks are not continuous.
- ✓ Consider building a parking lot away from the urban core of Wailuku that could serve the needs of long-term employee parking, which would make spaces available in the existing municipal lot. Landscaping at the municipal lot should be improved and maintained.
- ✓ Create a plaza adjacent to the Iao Theater to serve as a multipurpose gathering space. The plaza might be a well-landscaped, specially designed parking area (i.e. pavers or grasscrete instead of asphalt) that could host special events, markets, and concerts.
- ✓ Build a parking structure at the municipal parking lot site that compliments, rather than overwhelms, Wailuku's historic architecture. Consider incorporating storefronts into the garage on the street level on Vineyard.
- ✓ Relocate overhead utility lines underground.

C. Commercial-Mixed Use District Design Guidelines

Commercial Core, Happy Valley & Lower Vineyard Street Neighborhoods

The Commercial Core, Happy Valley, and Lower Vineyard Street Neighborhoods are designated as “commercial” and “business/multi-family.” The goal of the *Wailuku Redevelopment Area Design Guidelines* is to create a *mixed-use commercial area* that will revitalize these three neighborhoods. These *Guidelines* require that existing older buildings be preserved and rehabilitated. New development should be pedestrian oriented and compatible with Wailuku’s traditional architectural character and scale.

The commercial mixed-use district comprised of these three MRA neighborhoods is intended to reflect the traditional lifestyle of early 20th century Wailuku, where residents lived, worked, shopped, and recreated in the same walkable community. Residents lived above storefronts or in adjacent neighborhoods, and downtown businesses provided nearly everything that residents needed or desired. Using the *Wailuku Redevelopment Area Design Guidelines*, these neighborhoods will develop a full range of retail, service, and business uses intermixed with arts, entertainment, and a variety of housing. This multi-use mix of business, pleasure, and housing is intended to create a lively and aesthetically pleasing environment where people can live, work, shop, and be entertained within a reasonably compact area.

The goals for the Commercial Mixed-Use District include:

- ✓ Maintain and enhance Wailuku’s existing traditional, small-town character.
- ✓ Encourage high density, small-scale building design with historic character.
- ✓ Encourage a variety of uses.
- ✓ Enhance the pedestrian environment to encourage less reliance on the automobile.
- ✓ Integrate the commercial activity of Market and Vineyard Streets with residential use such as apartments located above, or in some cases behind, retail shops.
- ✓ Create a smooth transition between the commercial and residential land uses.

1. Architectural Design Guidelines

Height, Mass, and Scale

Definition: A structure’s *height* is the vertical distance from the average grade around the building to the uppermost portion of the building. *Mass* is the building’s physical size and bulk. *Scale* is the size of a structure as it appears to the pedestrian. A building’s height, mass, and scale define the character of an area and are key considerations in making a structure compatible with its surroundings.

Height, mass, and scale should reflect Wailuku’s traditional architecture:

- ✓ Building height should conform to the limits defined in the Wailuku Redevelopment Area Zoning and Development Code.

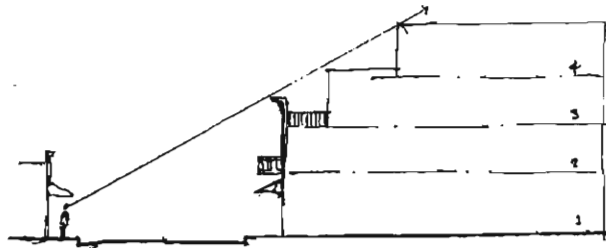
- ✓ New construction should be similar in mass and scale to historic structures. When a new building is sited adjacent to architecturally or historically significant buildings, the new building façade should be *no more than one story higher* than the adjacent historic buildings.



- ✓ Buildings should appear similar in height to the traditional existing neighborhood structures.

- ✓ Stories should not be added to an existing building.
- ✓ The scale of a neighborhood takes precedence over the scale of an individual structure. Abrupt changes in scale are inappropriate. No structure or complex should significantly change the overall scale of the neighborhood.
- ✓ Wailuku's traditional buildings were one and two stories high. To maintain the historic character of the Commercial Mixed-Use District, it is appropriate to preserve a mixture of one and two story buildings.

- ✓ Structures with more than two stories should be mitigated by means of stepping the 3rd and/or 4th stories back from the line of view from the street. A third story may be hidden behind a false front.



Stepped back building

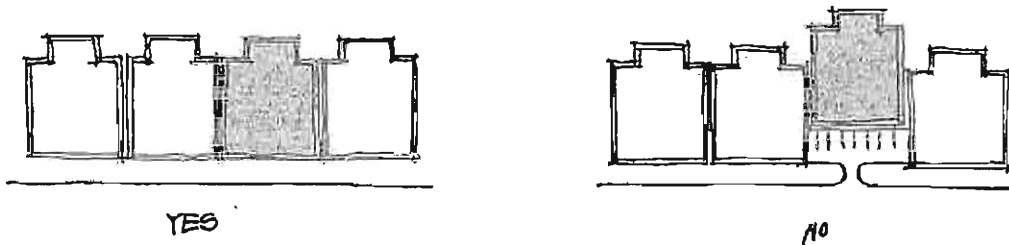
- ✓ The prevalent pedestrian scale of Wailuku should be maintained. Canopies are strongly recommended to reduce a structure's vertical emphasis and encourage a pedestrian environment.
- ✓ The contextual scale of large, new buildings can be reduced by using vertical divisions and stepped roof lines.
- ✓ Windows, doors, and other architectural details should be used to reduce the apparent mass of larger structures.
- ✓ The mass and facades of large new buildings should be divided into several, smaller "storefront" to reduce the building's apparent scale.

Setback

Definition: The distance between the building and a reference line, usually a sidewalk or property line, is the *setback*.

The lack of a setback is a character-defining feature of Wailuku's traditional streetscape. It creates a solid architectural edge that defines and unifies the street. Wailuku's architectural character is compromised when vacant lots and parking areas interrupt the continuous wall of buildings.

SETBACKS



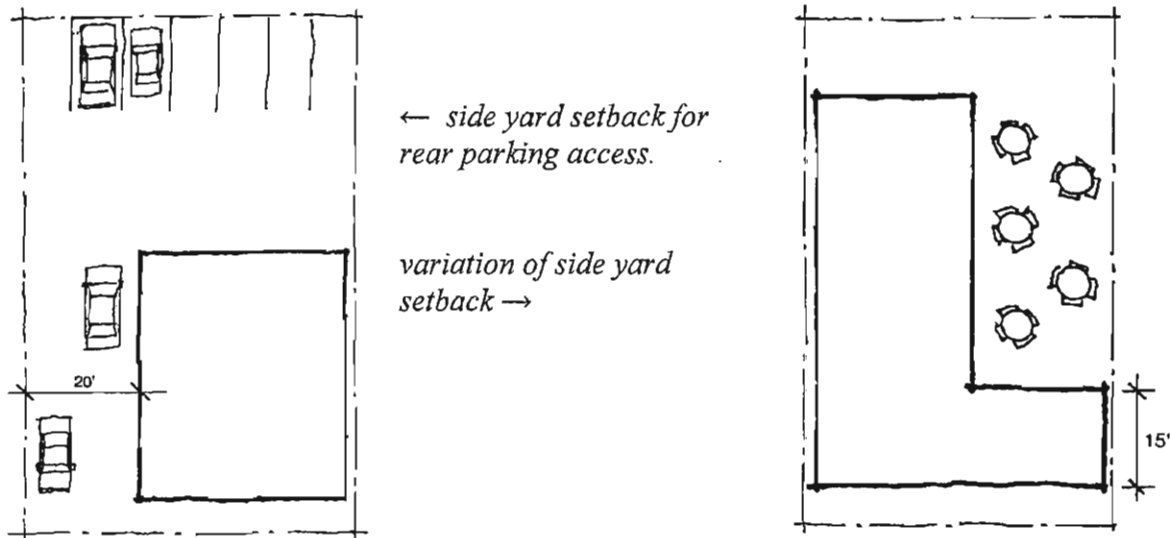
- ✓ Buildings in commercial areas should abut the front sidewalk or property-line setback on street frontage.
- ✓ Setbacks are measured from the building's main façade. Canopies, awnings, and balconies should not be used as reference points.
- ✓ No side yard setback is required in the MRA. Canopies, awnings, balconies, eaves, signage, and other similar elements may encroach into the required front yard setback and into the public sidewalk right-of-way, provided that the projection does not impact street travel and meets ground clearance standards of the *Wailuku Redevelopment Area Zoning and Development Code*.



This building features the traditional Wailuku setback on the front sidewalk. Its clever design provides access through the building to an on-site parking area behind the structure.

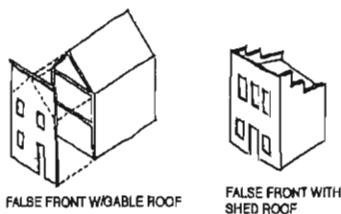
This design is encouraged as a means to provide on-site parking.

- ✓ New buildings should be sited at the minimum setback *except*:
 - Where access to on-site parking at the rear of a building is necessary.
 - Where a setback is desired, for instance for parking or outdoor seating, the side yard setback along the first fifteen (15) feet of building depth should be at the minimum setback, with the remainder of either side yard being increased for the desired use.



Roofs

In addition to protection from the elements, a roof and its form influence a structure's architectural character. The predominant roof forms in Wailuku's older buildings are a shed or gable roof behind a false front.



Traditionally, most roofs in Wailuku were hidden by false fronts. The dominant roof forms were front gable or shed.

- ✓ When renovating existing buildings, the functional and decorative features of the original roof, including the shape, material, color, and pattern, should be preserved.
- ✓ New developments should utilize roof shapes, materials, and colors that are compatible with Wailuku's traditional architectural character.
- ✓ Avoid changing the historic configuration of a roof by adding new features such as dormer windows, vents, or skylights. If such elements are introduced to a



- ✓ historic structure, they should not be visible from a public street or sidewalk.
- ✓ Flat or shed roofs should have a false front that is appropriately scaled for the building. Wood frame or stucco trim should be used for textural details.
- ✓ When using formed metal for roofing panels, corrugated metal shapes (rather than standing-seam metal) should be installed.
- ✓ Mechanical equipment should be concealed from view. Solar collectors, antennae, skylights and other non-historic elements and their associated hardware should not be visible from a public street or sidewalk.
- ✓ Roof colors should be earth tone. Reflective surfaces and shiny or bright colors are prohibited.

Façades

Definition: A *façade* is the principal exterior face of a building, the architectural front, which is usually distinguished from other faces by elaboration of architectural details.



Although Ichiban Okazuya is not in the Wailuku Redevelopment Area, the building façade is one of the best examples of traditional plantation-style architecture in Wailuku. The building has many original elements and retains a great deal of historic integrity.

Façade design should be compatible with the traditional architectural character of Wailuku.

- ✓ New buildings with end-gable roof forms and false fronts are encouraged.
- ✓ Canopies or balconies should extend across the entire building façade.
- ✓ Historical architectural elements such as attic/roof vents, paneled kickplates, and window transoms are highly recommended for new structures.
- ✓ Recessed storefront entries are encouraged.
- ✓ Glass windows should be at least 18" above the sidewalk level. Clear glass should be used to encourage window-shopping activities.
- ✓ Symmetrical storefront designs are encouraged.



- ✓ Relief in the form of geometric patterns or curvilinear shapes is encouraged on stucco façades in order to create interest and emulate traditional stucco design elements.

- ✓ Architectural details should be incorporated to add interest to and break down the scale of monolithic walls. Blank walls adjacent to a publicly traveled way should be avoided.



- ✓ New buildings with a façade over 50 feet wide should use vertical divisions in the façades to create the appearance of separate storefronts.
- ✓ Rolling shutters on façades should not be allowed except as a concealed device for protection from high winds.
- ✓ Utility meters and mechanical equipment should be located away from a structure's public view.
- ✓ Structures with secondary entrances that face a parking area should have an inviting façade.

Canopies

Definition: A *canopy* is a roofed structure that projects from a building to protect doors, windows and other openings from the elements.

Canopies and balconies were defining characteristics in Wailuku's plantation-style architecture. Canopies enhanced the streetscape, helped identify storefronts, and protected pedestrians from the sun and rain.

- ✓ Where an original canopy is missing on an existing storefront proposed for renovation, a new canopy should be reconstructed to match the original design. The reconstruction should be based on historic photographic evidence. If evidence of the original design is not available, a simple design similar to another traditional canopy may be built. (See Chapter V.)
- ✓ Original canopies on historic buildings should not be removed.
- ✓ Canopies or balconies are strongly encouraged along the street frontage for all new developments, redevelopments, and renovation projects.
- ✓ Canopy or balcony designs should respect the scale of the surrounding environment.
- ✓ Canopies should be pitched or flat.
- ✓ Canopies should be supported by metal rods or chains from above, and wood brackets beneath. Canopies should not be supported by posts over public walkways.

- ✓ Canopies should be permanent in nature.
- ✓ Drop awnings may be used to shade buildings from the sun. Awnings should be properly maintained and replaced when worn or faded.

- ✓ A second-story balcony may function as a canopy.
- ✓ All balconies should have open balustrades.



Traditional canopies provide shade and shelter for pedestrians along Market Street. On Main Street, almost all the canopies have been removed, which exposes pedestrians to the elements and diminishes the area's historic character.



Ornamentation/Architectural Details

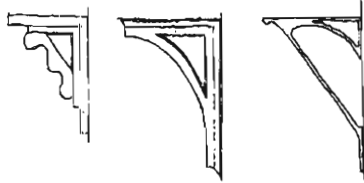
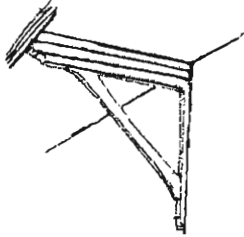
Definition: The decorative *details* of shape, color, and texture.

Traditional plantation-style architecture reflects an era when building materials were very expensive and labor costs were relatively low. Consequently, architectural ornamentation and details were limited to the building's main façade. Architectural details include cornices and brackets, attic vents, transoms, and kickplates.

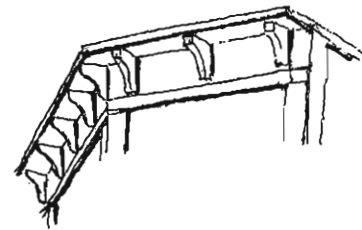
- ✓ Original architectural details on historic structures should be preserved.
- ✓ Replace missing original architectural details, if photographic evidence exists to document and reproduce such details.
- ✓ Architectural details should be simple.
- ✓ Ornamentation from the plantation era should be incorporated into new construction, including vents, canopies, false fronts, cornices, brackets, transoms, kickplates, doors and windows.
- ✓ Details should be well integrated into the overall architectural design of a building and not have the appearance of being a "pasted-on" afterthought.
- ✓ Design motifs should reflect meaningful symbols or forms from the surrounding

environment.

- ✓ Trim or patterned relief should be used as a detail, especially on stucco and concrete walls, to help break the monotony of a large expanse.
- ✓ New construction should not be cluttered with excessive ornamentation.



Brackets can be designed in a variety of forms and can be used to support canopies. Brackets can also serve as decorative elements for cornices and posts.



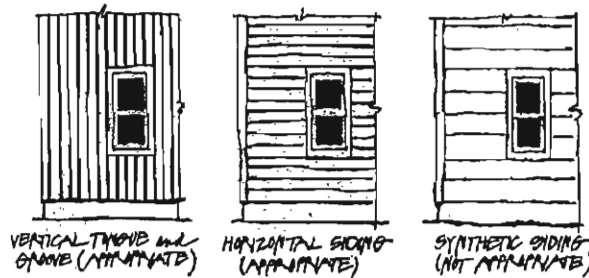
Attic vents are functional, but also serve as ornamentation. Vents were on most plantation-style buildings and were designed in a variety of decorative shapes. Attic vents should *never* be covered in historic buildings, nor should rehabilitation projects change the style or shape of the original vent.



Walls and Wall Finish

Wall finish materials serve not only a functional purpose, but can also be used to enhance a building's design. Traditional walls were vertical tongue-and-groove boards and to a lesser extent, board and batten. The use of horizontal boards in Wailuku was less common. Stucco was traditionally used only on the building's main façade and wrapped around a few feet onto the side walls. A few historic buildings were constructed of reinforced concrete, most of these are located along Main Street.

Typical walls, with vertical boards being the most common.



- ✓ Original wall materials should be repaired or restored in kind. (Materials such as vertical boards should be matched in orientation and board width. Ingredient composition for stucco should be matched.)
- ✓ Original historic building materials should not be covered with other finish materials, including but not limited to: aluminum, vinyl, plastic, asphalt sheets or shingles, brick veneers, plywood, and stucco. Covering original wall materials impacts a building's historic integrity and may also hide problems such as termite infestation or dry rot.
- ✓ Wall finishes should be compatible with the historic character of the existing buildings in the Wailuku Redevelopment Area.
- ✓ The walls of a building should have a consistent finish:
 - Wood siding should be consistently in a horizontal or vertical direction.
 - Stucco should be applied only on the front façade, as it was traditionally.
- ✓ For concrete walls, treatments and textures should match those on existing buildings in the Wailuku Redevelopment Area.
- ✓ Exposed concrete block and grooved plywood sheets (such as T1-11) should not be used.
- ✓ Plywood may be used on new construction *only* if battens are also used to achieve the appearance of board-and-batten construction.

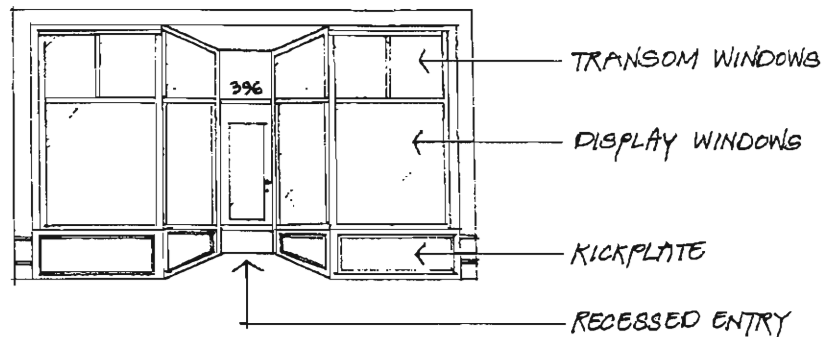


As traditionally used in Hawaii, stucco appeared *only on the front facades* and was used to provide architectural interest and detail. Stucco was not used over the entire building, and should not be used to cover a building's original wood façade.

Entries

Definition: The storefront design that emphasizes the entrance is a building's *entry*.

- ✓ On existing buildings, the entry should be maintained in its original location and style.
- ✓ Entries should be on the building's main façade.
- ✓ Entries may be emphasized by architectural details such as transoms and windows.
- ✓ In two-story buildings, the primary ground floor retail entry should be differentiated from the second floor exterior entries.
- ✓ In residential buildings converted to commercial use, the entry porch should be maintained.

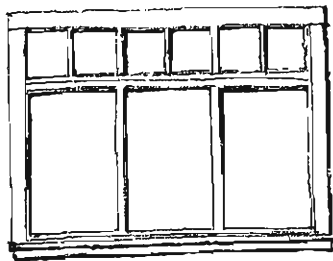


Typical Shop Entry

Windows

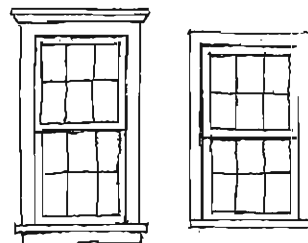
Windows are an important element of architectural design. Altering windows can substantially change a historic structure's character. In Wailuku's historic buildings, the pattern of window placement is usually symmetrical, especially on the second floor. Transom windows were a common feature, with many buildings featuring transoms across the entire façade. Transom windows were often operable and could be opened to improve air circulation. Many of the windows in Wailuku's older buildings have been replaced with larger plate glass windows, jalousies, aluminum and/or vinyl framed windows that are not historic and diminish the character of Wailuku's traditional architecture.

- ✓ Historic windows in existing buildings should be retained and preserved.
- ✓ Transom windows should be maintained. Fixed transoms should not be replaced with jalousies.
- ✓ Transom windows are encouraged for new construction.
- ✓ For second stories in new construction, multi-paned double-hung or casement windows should be used.
- ✓ Windows should be constructed of wood, with wood muntins, frames, sashes, and sills. Vinyl and aluminum should not be used.
- ✓ Plate glass windows in storefronts should be taller than they are wide.
- ✓ Windows should not be boarded up or painted over.
- ✓ Acknowledge the existing building's original window treatment with regard to rhythm, spacing, proportion, alignment, design, and orientation.



This window/transom pattern was commonly used in both plantation-style and Art Deco influenced commercial architecture. Windows were wood framed, with wood muntins.

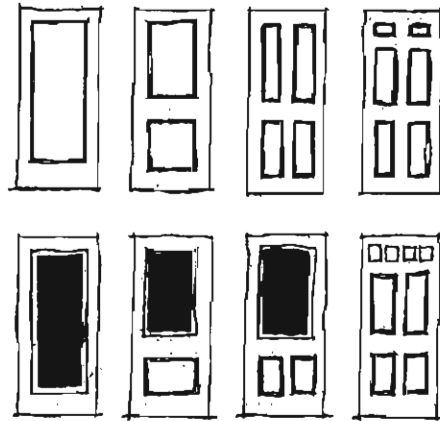
Second floor commercial architecture often featured wood-framed double-hung windows. These windows were also used on the street level of smaller, one-story buildings.



Doors

Doors are often one of the first items to be replaced when a shop owner modernizes or a new tenant takes over a lease. As a consequence, there are hardly any examples of traditional-style doors remaining in Wailuku. Many original doors have been replaced with modern styles such as flush wood doors with glazing or an aluminum-framed glass door. These types of doors compromise a building's historic character and stand out as intrusive elements. In some cases, door openings have been relocated to accommodate new store layouts, which significantly alters a building's appearance and impacts its historic integrity.

- ✓ Use wood doors and frames. Doors with panels were common. Doors should feature multiple panels or panels and glazing.
- ✓ Maintain original door styles and hardware in its *original opening*, especially on the primary façade. Door openings should not be altered in historic buildings.
- ✓ Doors framed in aluminum or vinyl should not be allowed.
- ✓ Flush-mounted doors without panels are not permitted.
- ✓ For new construction, doors should be compatible with the existing traditional styles.
- ✓ Glazing in storefront doors should be proportionate to storefront windows.
- ✓ Glass panes on exterior doors should not be boarded up or painted.
- ✓ Large-sized delivery doors, barred metal doors, and aluminum doors should not be visible from the street.



Color

Exterior color is one of the most important visual aspects of a building. Color is also one of the simplest architectural details to change and can be an excellent method to quickly enhance a building's appearance and the streetscape.

- ✓ Appropriate colors should be used for various types of construction:
 - Plantation-style wood construction: dark green, brownish red, white, beige, gray are typical.
 - Stucco construction: beige, light earth tones, pale pastels are typical.
 - Modern structures: earth tones, beige, white, tan.
- ✓ Contrasting complimentary colors should be used for accents, trim, and architectural details that comprise relatively minor portions of the building's façade. These colors are generally brighter or darker colors.

- ✓ A building's color scheme should be compatible with those of adjacent buildings.
- ✓ Side and rear walls should be painted in the same colors as the building's main façade.
- ✓ Roof colors should coordinate with the rest of the building, if visible, and be compatible with the colors of adjacent buildings.
- ✓ The color scheme of a building with multiple shop fronts should be uniform, using the same color scheme across the entire façade.
- ✓ Bright colors (without any black or white added) and fluorescent colors should not be used on any structure in the Wailuku Redevelopment Area. Loud colors designed to call attention to a main façade are not permitted.

Signs

Signs are an important element of the Wailuku Redevelopment area, providing information and identifying businesses, but also adding interest and visual variety to the streetscape. While sign diversity is encouraged, individual signs must be compatible with the overall character of the WRA.

- ✓ Sign design should be compatible with a building's architecture style and colors, and should not overwhelm the façade or its architectural details.
- ✓ Signage should be compatible with the district's existing signage and appropriately located.
- ✓ Commercial establishments should have no more than two signs: a hanging/projecting sign and a wall sign.
- ✓ Signs should be graphically simple and present an appropriate level of detail without appearing cluttered. Information should be limited to the name and/or nature of the business.
- ✓ Sign material should be wood or non-reflective metal, on which the design can be carved, sandblasted or painted. In *rare cases*, other sign materials (such as neon), may be appropriate.
- ✓ The following are prohibited: flashing, blinking, rotating, plastic, inflatable, roof, and detached freestanding signs.
- ✓ Use shielded or indirect external lighting to illuminate signs.
- ✓ All signs must conform to the County of Maui sign ordinance.

Building Lighting

- ✓ Choose lighting fixtures in a style that is appropriate to the building.
- ✓ Use incandescent lights.
- ✓ Minimize the variety of lighting fixtures.
- ✓ Shield exterior light sources.
- ✓ Use strings of lights only during a 40-day period of time around Christmas.

2. Site Design Guidelines

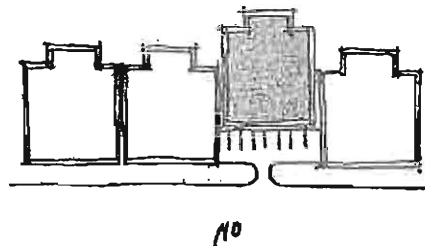
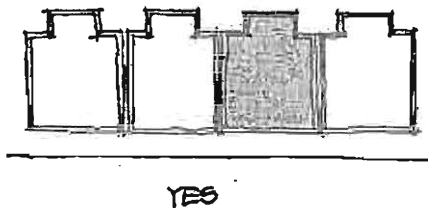
Parking

- ✓ On-site parking should be located at the rear of a building in order to minimize negative visual impacts.
- ✓ Avoid parking areas at the sides of buildings that separate building façades on adjacent lots.
- ✓ Parking areas should be screened from the street with landscaping, walls, and/or fences.
- ✓ Parking entrances should be designed to minimize interruptions in street tree patterns and the number of curb cuts.
- ✓ Rooftop parking should be screened from public view by architectural features such as false fronts.
- ✓ For smaller lots where on-site parking is not practical, the MRA should consider waiving parking requirements and instead implementing an assessment fee that could be used to fund public parking lots.



This building features an excellent design that should be imitated in the Wailuku Redevelopment Area. The central passage through the building allows cars to access parking behind the building. Housing is also located behind the building. The structure's design helps preserve the pedestrian/mixed use character of the Vineyard Street neighborhood.

SETBACKS



Landscape Planting

- ✓ Landscaping should be used to enhance, but not hide, a building's site and complement its architecture.
- ✓ Landscaping should be used to encourage pedestrian circulation by providing visual variety, color, and shade.
- ✓ All landscape planting should conform to the Maui County Planting Plan.
- ✓ Parking lots should be landscaped with canopy shade trees and screened by hedges, walls, or fences from public view and adjacent buildings.
- ✓ All open storage should be screened from public view by landscaping, a fence, or a wall.



- Landscape planting recommendations are intended to soften the harsh appearance of pavement and concrete. Enhancing the landscape will not only beautify Wailuku, but create a more pedestrian-friendly environment.



Streetscapes to be avoided



Walls and Fences

Walls and Fences provide enclosure, definition, and privacy, but can also serve to complement a structure's architectural features.

- ✓ Fence and wall materials should be compatible with the building's architecture and the overall character of the area.
- ✓ Walls and fences along a public right-of-way and/or front yard should have a *maximum height of three feet*. Corners and intermediate posts and pillars may be six inches taller.
- ✓ Chain-link fences are not permitted along lot frontage, adjacent to public open space, or in any area readily visible to the public.
- ✓ Side and rear yard walls and/or fences that are readily visible to the public should utilize landscaping to screen any portion visible to the public.

Pedestrian Paths

Pedestrian paths should link commercial structures, streets, parking, and activities. These pathways should make Wailuku a convenient, pedestrian-friendly community.

- ✓ Pedestrian access should be provided by pathways that connect the municipal parking lot and adjacent streets. These paths may include open-air walkways, covered walkways, or courtyards.
- ✓ Landscaping is encouraged for pathways.
- ✓ Pedestrian pathways should be provided and existing pathways should be preserved.
- ✓ Pedestrian pathways should be well lit, attractive, and safe.



Barren concrete walls and paths should be avoided



D. Wells - Central Neighborhood Design Guidelines

This neighborhood is composed entirely of commercial structures and serves as a transition between Wailuku's Commercial Core and Civic Center on High Street, and to the single-family neighborhoods to the south.

The Wells Street – Central Avenue Neighborhood commercial structures consist of contemporary buildings set back from the street to accommodate parking in front. Designing new structures that strictly conform to the Wailuku Design guidelines would result in an incongruous streetscape with a mixture of incompatible buildings. Since the majority of the lots in this neighborhood have serviceable structures that are not expected to be replaced in the near future, it would be inappropriate to strictly adhere to the Wailuku design principles in this neighborhood. *Rather than concentrating on structure design in the Wells – Central Neighborhood, it is more appropriate to improve the streetscape to achieve a more pedestrian-friendly environment.* New buildings should be designed to comply with these design guidelines.

Site Design Guidelines

Setbacks

- ✓ Setbacks should comply with the Wailuku Redevelopment Area Zoning and Development Code.
- ✓ There should be no side or rear yard setbacks in this district.
- ✓ The building wall should abut the front property lines or sidewalk setback lines on street frontages, except for areas where the existing buildings are set back from the front property line or sidewalk, provided they contribute to the urban character of the town.

Setback Encroachments

In certain circumstances, some building elements may be allowed to encroach into the required setback:

- ✓ For one and two-story buildings, projections such as porches, balconies, and decks may encroach into the required front yard no more than four feet and no higher than one story.
- ✓ For buildings of more than two stories in height, porches, balconies, and decks may encroach no more than seven feet into the required front yard.
- ✓ Building bays that are no greater than 4' deep, 8' long, and one story high may project into the front yard setback.

Landscape plans should comply with the design guidelines on page IV-18.

E. Residential Design Guidelines

The construction, rehabilitation, or remodeling of single-family dwellings and accessory structures that are occupied principally for residential use are exempt from the *Wailuku Redevelopment Area Design Guidelines*. Homeowners are encouraged to rehabilitate their older homes rather than demolish and replace these structures. For new residences, the MRA encourages builders to follow the design guidelines so that renovated and new homes will complement and be compatible with Wailuku Town's architectural character.

The overall intent of the design guidelines for single-family (R-1) zoning is to maintain Wailuku's informal, plantation character, while also accommodating new construction. Wailuku's single-family neighborhoods should be:

- ✓ compatible with Wailuku's architectural character
- ✓ safe for bicycle and pedestrian travel
- ✓ within walking distance to shops and businesses
- ✓ nicely landscaped with attractive streetscapes



1. Suggested Architectural Design Guidelines

Setbacks

Historically, residential buildings were set back from the sidewalk or street and featured a front yard. In addition to a main house, some lots also included smaller secondary structures such as cottages, garages, carports, and storage sheds.

Building Form, Height, and Scale

- New homes should respect and maintain the building mass and form of Wailuku's traditional small-scale houses.
- Wailuku's typical houses were one story and featured a simple geometric shape. No structure should sharply contrast with the overall scale of the neighborhood.
- Primary structures should be no more than two stories in height or 30 feet.
- Secondary structures should have a maximum height of one story.

Roofs

New homes should utilize roof shapes, materials, and colors that are compatible with the existing traditional architecture of Wailuku Town.

- Gable, hipped, and gable-on-hip roofs were traditional roof forms. "Dickey" or "Hawaiian" hipped roofs with flared eaves are also evident in old Wailuku Town and are considered appropriate for new residential structures.
- Many plantation-style homes had "toe-tongue" corrugated roofs. Traditional roof materials also included wood shake and asphalt.
- Roof colors should be of earth tones. Reflective surfaces and shiny or bright colors are to be avoided.
- Mechanical equipment should be installed or concealed from public view. Solar collectors, antennae, and their supporting hardware should not be visible from the public street.

Walls

Wall finishes should be compatible with the traditional character of existing buildings in the Wailuku Redevelopment Area.

- Builders are encouraged to construct houses with traditional materials, including vertical board, board and batten. Less common was horizontal lap and stucco.
- Girts, a horizontal band encircling a house at midwall, were a common feature and can be used as a distinctive plantation-style detail.
- Houses built of concrete should feature treatments and textures that create a finish compatible with other buildings in the Wailuku Redevelopment Area.

- To preserve the historic integrity of Wailuku's older homes, original building materials should not be covered with finish materials such as aluminum, vinyl, plastic, asphalt sheets or shingles, brick veneers, plywood sheets, or imitation materials. Houses constructed of wood should be rehabilitated rather than covered with stucco.

Windows

The windows in Wailuku's traditional older homes served a functional purpose, but were also a character-defining feature of plantation-style homes.

- The predominant window style was wood-framed, double-hung windows, often with multiple-lights.
- Wood-framed, multiple-light, sliding sash windows were also quite common.
- Wood-framed casement windows were sometimes used.
- Homes of more prosperous citizens featured more elaborate windows, with diamond or rectangular-patterned lights.
- Vinyl and aluminum framed windows are inappropriate.

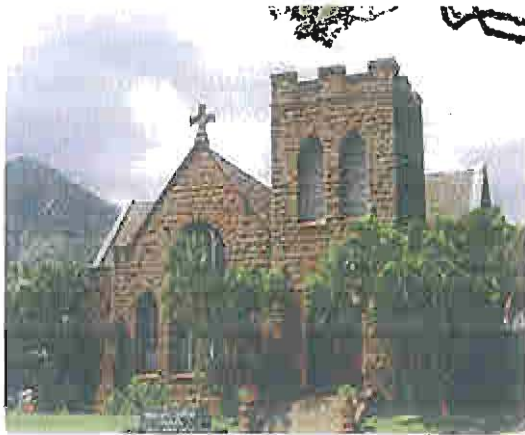


Doors

Doors, like windows, were often a key element in the design aesthetic of plantation-style homes.

- Solid core wood doors or wood doors with simple windows are appropriate.
- True-divided, multiple-light French doors with or without true-divided multiple-light sidelights are appropriate.
- Simple, outside screen doors are appropriate.
- Vinyl and aluminum-framed doors are not appropriate.

Religious Landmarks



The cornerstone of the Romanesque Revival *Wailuku Union Church* (left) was laid in 1911. *Church of the Good Shepherd* (below), also built in 1911, reflects the Gothic Revival style and is one of Maui's earliest reinforced concrete structures.



Iao Congregational Church was founded in 1896 as the Japanese Christian Church. The current church building was constructed in 1936.



The *Wailuku Shingon Mission* (at left), the *Wailuku Jodo Mission* (below left), and the *Wailuku Hongwanji* are important landmarks related to Wailuku's Japanese American heritage.



Civic Landmarks



Wailuku Public School, now known as *Wailuku Elementary School*, was built in 1904 and designed by C. W. Dickey during his partnership with Edgar Allen Poe Newcombe. Listed on the National Register of Historic Places in 2000.

The *Wailuku Armory*, with its Art Deco details, was built in 1936. The structure is important for its association with the 1st Battalion 299th Infantry of the Hawaii National Guard. The building was renovated in 2003 and is being “adaptively reused” by Iao School.





The *Wailuku Civic Center Historic District* includes the *Wailuku Courthouse* (above left), designed by H.L. Kerr and built in 1907. The *County Office Building* (above right) now known as Kalana Pakui, was designed by William D'Esmond and constructed in 1928. The *Wailuku Library*, 1928 (below left), and the *Territorial Building*, 1931, now a state office building, were both designed by one of Hawaii's most distinguished architects, C. W. Dickey. Listed on the National Register of Historic Places in 1986.



Commercial Landmarks

The *Iao Theater*, built in 1936, is still used as a theater. Listed on the National Register of Historic Places in 1995. The building adjacent to the theater was reconstructed in 2006.



Landmark Structures



The *Waiale Drive Bridge*, built in 1936 to carry traffic safely over Waiale Avenue and the Wailuku Sugar Company railroad tracks, features fine masonry and native materials. Listed on the National Register of Historic Places in 1998.

The *Kaahumanu Avenue - Naniloa Drive Overpass*, which features Art Deco details and native rock retaining walls, was built in 1936. The bridge is a landmark that serves as a distinctive gateway into Wailuku. This structure has been nominated to the Hawaii and National Registers of Historic Places.



APPENDIX B

Resources for Building Conservation and Preservation

The National Park Service's Heritage Preservation Services Technical Services Branch has prepared a series of forty-two "Preservation Briefs" to assist owners of historic structures in the proper maintenance and conservation of older properties. These Briefs are available on-line at <http://www2.cr.nps.gov/tps/briefs/presbhom.htm>.

The following Briefs may be of interest and assistance to Wailuku property owners.

Brief 08: *Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings*

Brief 09: *The Repair of Historic Wooden Windows*

Brief 10: *Exterior Paint Problems on Historic Woodwork*

Brief 11: *Rehabilitating Historic Storefronts*

Brief 14: *New Exterior Additions to Historic Buildings: Preservation Concerns*

Brief 16: *The Use of Substitute Materials on Historic Building Exteriors*

Brief 17: *Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*

Brief 18: *Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements*

Brief 22: *The Preservation and Repair of Historic Stucco*

Brief 30: *The Preservation and Repair of Historic Clay Tile Roofs*

Brief 32: *Making Historic Properties Accessible*

Brief 33: *The Preservation and Repair of Historic Stained and Leaded Glass*

Brief 35: *Understanding Old Buildings: The Process of Architectural Investigation*

Brief 37: *Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing*

Brief 39: *Holding the Line: Controlling Unwanted Moisture in Historic Buildings*

APPENDIX C

The Secretary of the Interior's Standards for Rehabilitation

The United States Secretary of the Interior has established guidelines for national preservation programs. The Secretary's "Standards for Rehabilitation" address the most common form of preservation in America: rehabilitation projects. The Secretary's "Standards for Rehabilitation" are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. These "Standards" are accepted general guidelines for rehabilitation and adaptive reuse of historic structures.

The Secretary of the Interior defines "rehabilitation" as *the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.*

The Standards for Rehabilitation were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). The Secretary of the Interior's Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Secretary of the Interior's Standards for Rehabilitation are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The ten basic principles are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding

conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX D

Preservation Tax Incentives

Commercial Properties

The Federal government encourages preservation of old and historic building through tax incentives. Preservation tax incentives reward private investors for rehabilitating historic/older properties. Through this program, the Federal government recognizes that historic buildings are tangible links with the past that help give a community of sense of identity, stability, and orientation.

Current tax incentives for preservation were established by the Tax Reform Act of 1986 (PL99-514; Internal Revenue Code Section 47[formerly Section 48(g)]). The tax act provides for two programs:

- *20% tax credit for certified rehabilitation of certified historic structures*

or

- *10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.*

To be eligible for the 20% tax credit, a property must be a certified historic structure, that is, listed on the National Register of Historic Places or located in a registered historic district. Certification requests are submitted to the National Park Service through the State Historic Preservation Division.

The other tax incentive program, a 10% tax credit, is given for the rehabilitation of non-historic, non-residential buildings built before 1936. The 10% credit applies only to buildings that will be used commercially. Projects taking advantage of the 10% credit must meet a specific physical test for retention of external walls and internal structural framework. In addition, a building eligible for the tax credit must remain in its original location.

Questions regarding implementation of historic preservation for tax incentives should be directed to the State Historic Preservation Division in Honolulu and/or tax professionals.

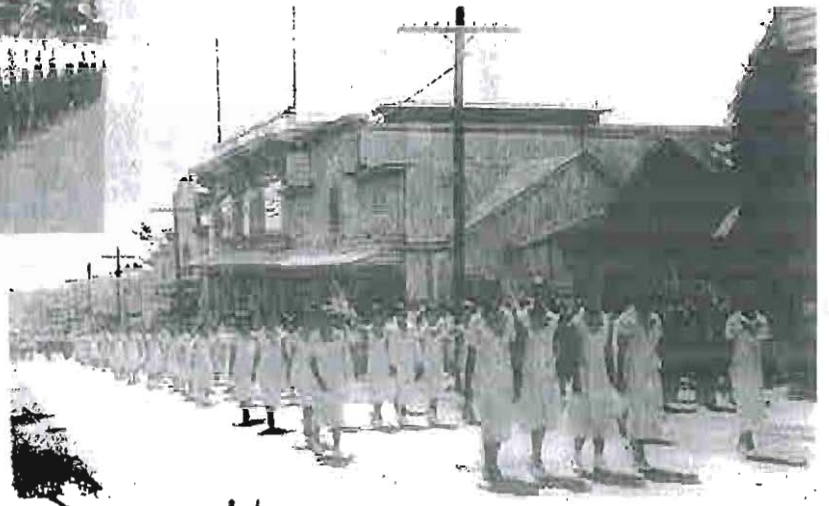
Residential Properties

The County of Maui provides residential tax relief to owners of historic properties dedicated to preservation.

Ordinance No. 1426 provides an exemption from real property taxation for portions of residential real property that is listed on the Hawaii Register of Historic Places or the National Register of Historic Places. The property must be dedicated to preservation, that is, the owners must assure the public reasonable visual access to the building's exterior.

Petitions for county tax relief are made to the Director of Finance. The Director consults with the State Historic Preservation Division in determining eligibility for a portion or portions of the property under consideration. Petitions are due September 1st of any calendar year. Approval is granted or denied by December 15th, with the exemption being effective the following year.

Property tax relief granted for historic preservation purposes requires owners to forfeit their rights to change the use of their property for ten years. Owners failing to observe restrictions are subject to recapture of taxes. New property owners are also subject to the restrictions imposed for tax exemptions.



early 20th century

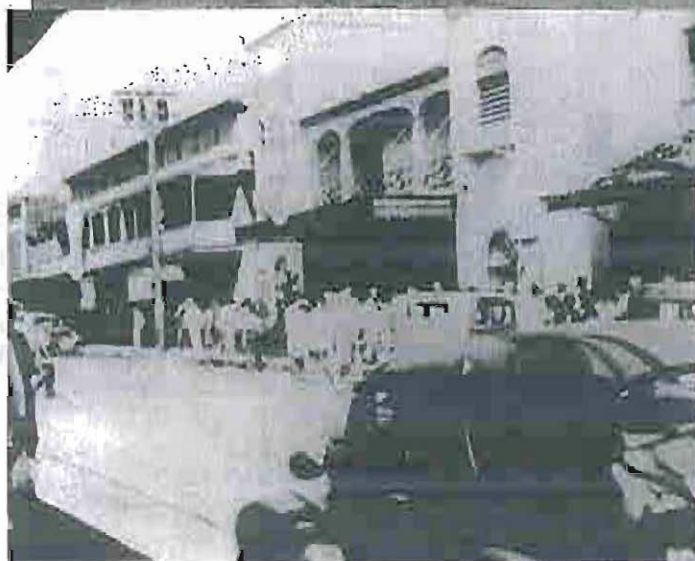


1950s

notice detail on KRESS Store



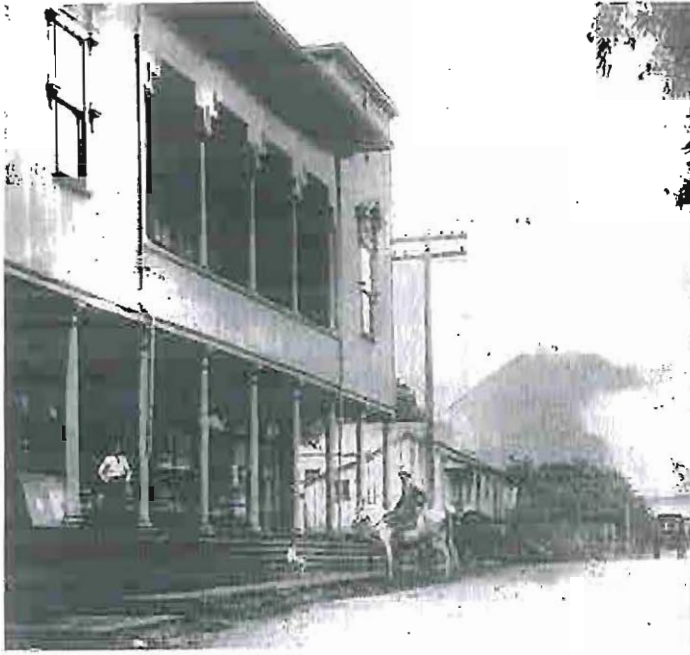
1940s



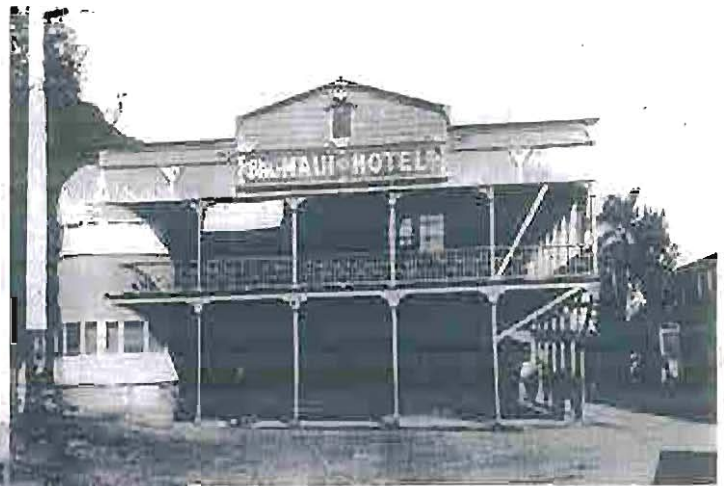
1930s



1920s



HISTORIC PHOTOS COURTESY OF MAUI HISTORICAL SOCIETY



Attic Vents

Louvered attic vents are an ornamental yet functional feature found in most Hawaii homes.

- Attic vents should be prominent features in new construction.
- Attic vents can also be installed within the peak of a gable in a gable-on-hip, as seen on the left.
- Attic vents feature a variety of geometric patterns, as illustrated below.



Lanai and Porches

The lanai or porch was, and still is, a very important part of life in Hawaii. Porches were functional, but due to their prominent location on a building's main façade, could be a character defining feature of a traditional home.

- A lanai or porch is strongly encouraged for all new construction.
- Traditional lanai/porches were an extension of the main house and were usually covered with a shed or gable roof.
- Lanai that run the full width of the house are appropriate and should be ornamented with a simple or decorative balustrade.



2. *Suggested Site Design Guidelines*

Setback Encroachments

In some circumstances, certain elements of a building may encroach into the minimum setback area. The following guidelines apply:

- For primary buildings with the minimum 15' setback, projections such as porches and balconies may encroach into the required front setback to a maximum depth of 6' and a maximum height of one story.
- No encroachments are permitted into the required side yard setbacks. Projecting eaves, however, can extend 3' into the required yard setback.
- Projections such as porches, balconies, and decks may encroach into the rear yard setback to a maximum of 4'.
- Building bays no greater than 4' deep, 8' long, and one-story high, may encroach into the required front and rear yard setbacks.

Landscape

Landscape serves both functional and aesthetic purposes. Landscaping enriches the built environment by providing a setting for architectural elements. Landscaping enhances the pedestrian experience with shade, as well as a variety of colors, form and texture. The following guidelines are recommended for residential properties:

- Landscaping should be used to enhance the natural site, complement the built environment, encourage pedestrian circulation, and provide visual variety, color, and shade.
- Landscaping should complement a structure, not hide its features.
- Low landscaping materials that extend over walls and edges of lots should be used.
- All open storage adjacent to a public street should be screened from view by a fence, wall, and/or landscaping.

Walls & Fences

In addition to providing enclosure, definition, and privacy, walls and fences contribute to the character of the neighborhood and complement the architectural features of a home.

- A fence that defines a front yard is usually low to the ground and "transparent" in nature.
- Solid fences do not allow views into front yards and are inappropriate.
- Walls and fences fronting a public right-of-way should have a maximum height of 3-feet. Corners and intermediate posts/pillars may be six inches taller.
- Chain-link fences should not be used along lot frontage, adjacent to public open space, or where it is visible to the public. Concrete block, unfaced concrete, plastic, fiberglass, plywood, and mesh "construction" fences are inappropriate.

V. PRESERVING HISTORIC BUILDINGS

A. Introduction

Character-defining features and materials contribute to the significance of historic buildings and should be preserved. Character-defining features include details such as brackets, cornices, canopies, false-front façades, and attic vents, all of which define traditional plantation-style architecture. Wood building materials, especially tongue-and-groove siding, as well as corrugated metal roofs are Wailuku's predominant building materials. This chapter provides general guidelines for preserving a building's character-defining features and materials.

The best way to preserve a historic building is through regular maintenance and repair. When building features are deteriorated or damaged, repair of the feature (and related problems that may have caused the damage) is the preferred option. When a character-defining feature or portion of it is damaged beyond repair, an in-kind replacement is appropriate. Keep in mind that character-defining features and materials contribute to a building's historic integrity. If too many features are removed, the building's authenticity is compromised and may eventually be lost. Original features are an important record of a building's craftsmanship and a reflection of our past.



Regular Maintenance & Repair

Key terms

Character-defining feature: An original architectural element that is a significant component of a historic building. These original features are a physical record of a building and convey the structure's historic integrity.

Historic integrity: The authenticity of a building's historic identity as evidenced in the structure's original architectural features.

Preservation: The process of applying necessary measures to retain the existing form, integrity, and materials of a historic property. Work focuses on ongoing repair and maintenance and repair of original features rather than replacement and new construction. Limited and sensitive upgrades to mechanical, electrical, and plumbing systems, as well as required code work, is acceptable.

Reconstruction: New construction that depicts the form, features, and details of a structure that no longer exists. Reconstruction's purpose is to replicate a building at specific period of time in its historic location.

Rehabilitation: The act or process of making a compatible use for a building through repair, alterations, and additions while preserving the portions or features of a building that convey its historical or architectural significance.

Renovation: This process *revives* the building. Renovation repairs a structure and may enhance its usefulness and appearance, however, the historic character and significant features of a structure are preserved. Alterations made during renovations should be reversible, which provides a future property owner the opportunity to restore the building to its original design.

Restoration: Restoration accurately depicts the form, features, and character of a building as it appeared at a designated period in time in the building's history. Restoration means removing features from other periods of a building's history and replacing features from the designated timeframe. Restoration may also include limited and sensitive upgrading of mechanical, electrical, and plumbing systems as well as other code-related work.

B. Preserving Historic Architectural Features

1. *Preserving Character-Defining Historic Features*

In order to preserve a building's historic integrity, a high percentage of the structure's original features and materials must be maintained in good condition. The best preservation method is good maintenance. To preserve a building, the following are recommended:

- ***Maintain significant architectural elements and materials***, so that repairs are not necessary. Preventative measures include termite inspections and treatment, dry rot prevention and repair, rust prevention and removal, caulking, and painting.
- ***Avoid removing or altering significant architectural features and materials***. Original doors, windows, attic vents, canopies and other original elements should not be removed or altered. Altering original features does not "improve" a building's appearance, rather this compromises a building's historic integrity.

2. *Repairing Deteriorated Historic Features*

When a significant original architectural element is damaged or deteriorated, the following guidelines apply:

- ✓ Do not remove a damaged architectural feature or material that can be repaired.
- ✓ When removing a damaged character-defining feature or material, use precaution to minimize further damage to the original material. If a feature must be removed to facilitate its repair, document its location so that it may be accurately replaced.
- ✓ Patch, piece-in, splice, consolidate or otherwise stabilize existing materials.

- ✓ *Isolated* areas of damage may be stabilized using consolidants. As an example, epoxies and resins may be used to repair limited, small areas of damaged wood.
- ✓ Areas adjacent to the feature being repaired should be protected during work.
- ✓ Repairs should employ the gentlest means possible: sandblasting is not an appropriate way to clean older structures or remove a finish.

3. *Replacing Damaged Features*

Restoring deteriorated or damaged character-defining features is the preferred alternative. Unfortunately, in some cases, complete replacement of the damaged feature may be necessary. In such cases, the following guidelines apply:

- ✓ The new feature should match the original feature in design, color, texture and other visual qualities.
- ✓ When feasible, use the same type of material as the original.
- ✓ In some cases, a substitute material may be acceptable. Substitute materials, especially non-traditional substances such as resins and epoxies, may be acceptable if the texture, size, shape, and finish convey the visual appearance of the original material. *These substitute materials should be used sparingly.* As an example, it *may* be appropriate to repair a portion of an architectural element with a substitute material.
- ✓ When replacing a deteriorated feature, remove only the portion that is damaged beyond repair. The new element should be similar in size, shape, texture, and finish.

4. *Reconstructing Missing Features*

If an original architectural feature is missing, reconstruction may be appropriate. Reconstructing a missing feature is encouraged in the following circumstances:

- ✓ The design should be documented and verified by physical or photographic evidence. It is inappropriate to guess what a building may have looked like, since this is a misrepresentation of the structure's authenticity.
- ✓ If historic photographic evidence of a building cannot be located, physical evidence of a building's design may be apparent. "Scars" on a building's siding may indicate that brackets were once a feature. Other clues may indicate that canopies were part of a structure. In these cases, it may be appropriate to model the replacement feature on a neighboring historic building.
- ✓ Adding a new feature that has not been historically documented is inappropriate. Designs based on supposition rather than physical or photographic documentation, compromises historic authenticity. For example, replacing a simple cornice bracket with an elaborately carved bracket is inappropriate.
- ✓ When reconstructing a feature, it is appropriate to use the same material as the original. In some cases, an alternative material *may* be justified.

Use historic photographs to replicate missing architectural features:



Historic photographs of the Kress Building from the 1930s could serve as the basis for replicating the building's historic appearance. Photo documentation would be useful in replicating the structure's original canopy, curved windows, transoms, and lights. It is important to use historic period photos, as later photos might indicate inappropriate, non-original alterations. (Photograph courtesy of Doris Hotta.)

Some Art Deco highlights on the Kress Building were rediscovered during a recent project.



The historic photograph (above left) could be used to restore this building's canopy, transoms, windows, doors, and cornice. (Photograph courtesy of Elaine Kato Tamasaka.)

Use physical evidence and photographs to replicate missing architectural features:



Eyebolts on this building's façade (above left) indicate that the structure had a canopy. No photo evidence has been located that depicts the original canopy, however, similar buildings in Wailuku might serve as a reference.



The photograph on the left shows a nearby building's original canopy. This photographic evidence could be used not only to replicate this building's canopy, which has also been removed (see photo below), but could also serve as a guide in designing an appropriate replacement canopy for the building above. (Photo courtesy of Noa Webster Aluli Trust.)



Scars and eyebolts on this building (left) indicate that its canopy has been removed.

C. Preserving Historic Building Materials

1. Wood

Wood was the predominant building material used for Wailuku's commercial structures. By the 1920s, a few reinforced concrete structures were built, and some buildings also had stucco on the primary façade. In each of these cases, the building's material contributes to the general historic character of the community.

The best way to preserve historic building materials is through regular maintenance. When building materials have are damaged or deteriorated, repairing the damage (rather than replacing it) is the preferred alternative. When building materials have been damaged beyond repair, in-kind replacement should be used. It is important that the replacement materials be minimized, as the original materials contribute to a building's historic integrity. In-kind replacement means that the new material should match the original in appearance. As an example, if a façade was constructed of tongue-and-groove boards, the replacement should be similar boards of similar size, not grooved plywood or cementitious siding. It is also important to note that original siding should not be covered with new siding. Vinyl, aluminum, and other types of siding not only hide the building's historic character, they often hide or even cause further damage. The extra layer of siding also changes the dimensions of walls, which is often quite noticeable around door and window openings.

To preserve original wood and siding, observe the following guidelines:

- ✓ Avoid removing siding that is in good condition or that can be repaired in place.
- ✓ Remove only the siding that is damaged or deteriorated and must be replaced.
- ✓ If portions of wood siding must be replaced, new boards should match the style and lap dimensions of the original.
- ✓ Ensure that a building has proper drainage and ventilation to minimize decay.
- ✓ Maintain protective finishes to retard drying and ultraviolet damage.
- ✓ If a building (including trim) was historically painted, it should remain painted. Varnishing exterior wood features is not appropriate.
- ✓ Original building materials should not be covered with vinyl, aluminum, imitation brick, or other composite materials, nor should original wood siding be covered with stucco.
- ✓ If original materials are covered, consider removing the siding. As an example, if vinyl siding, shingles, or plywood cover original vertical board siding, they should be removed.
- ✓ After removing non-historic siding, repair the original, underlying material.
- ✓ When painting wood-clad buildings, prepare a good substrate by removing damaged or deteriorated paint with the gentlest methods possible.



Work done on this building at Church and Vineyard Streets changed the historic integrity and character of the structure. Original wood siding was covered with stucco, and original windows were replaced with vinyl windows of different styles.

2. *Stucco*

Stucco added architectural interest to Wailuku's buildings, but also served as a protective finish. Even so, it requires regular maintenance and treatment to keep it in good condition.

Most stucco problems are caused by water seeping into the structure, usually through the roof or window and door openings. Excessive ground water or moisture, as well as water splashing up from the foundation can also damage stucco. Keeping the building in good repair is the best preventative maintenance for stucco finishes.

To protect stucco finishes, building owners should

- ✓ Watch for leaking gutters and downspouts, intrusive vegetation, poor drainage around the foundation.
- ✓ Watch for building settlement that may cause stucco to crack.
- ✓ When repairs are necessary, try to preserve as much as possible of the original material.
- ✓ Small hairline cracks usually are not serious and may be sealed with a thin slurry coat consisting of the finish coat ingredients, or even with a coat of paint or whitewash. Caulking compounds are not suitable for patching hairline cracks as they have a different consistency and texture, and tend to attract more dirt, which may make the repairs obvious and unsightly.
- ✓ Larger cracks should be cut out in preparation for a more extensive repair.

For more information, see Appendix B, Resources for Building Conservation and Preservation, Brief 22, *The Preservation and Repair of Historic Stucco*.

APPENDICIES

APPENDIX A
HISTORY
COMMERCE AND ARCHITECTURE IN WAILUKU,
MAUI, HAWAII
By Dawn E. Duensing

Early Development

Wailuku was once home to a substantial Hawaiian community that lived off the rich land watered by the four rivers of Na Wai Eha: Waikapu, Wailuku, Waiehu, and Waihee. *Loi kalo* (taro patches) covered the broad streambed of the Iao Valley from the ocean to the mountains. Wailuku was also a "royal residence from time immemorial" and home to Maui chief Kāhekili. Numerous religious sites were scattered throughout Na Wai Eha; among the most significant were Hale Kii and Pihana Heaiau. Iao Valley was particularly important as a sacred place, and numerous *alii* (chiefs) were buried in the valley. Due to its religious and political importance, several important military battles were fought at Wailuku. Kamehameha I fought one of his most renowned battles at Wailuku in 1790, driving the Maui forces into Iao Valley, where the majority were trapped and killed. According to tradition, the battle was named Kepaniwai, "the water dam," because the bodies of the defeated Maui warriors dammed the Iao River.¹

In 1832, Maui chiefs generously granted the use of prime property in Wailuku to the American Board of Commissioners for Foreign Missions for the purpose of establishing a mission station. In 1837, the Wailuku Female Seminary was founded. The boarding school's mission was to remove young girls from "the contaminating influences of heathen society" and place them in a setting where they could be molded into "examples of propriety."²

Commercial ventures in Wailuku may have been initiated as early as the 1820s. A Chinese immigrant called Heng Tai is believed to have started a sugar mill in Wailuku in 1823. By the 1830s, documents indicate that several Chinese men were operating mills in Wailuku based on their agreements with the Maui chiefs and King Kamehameha III. The early mills were primitive grinding establishments built with wood or stone crushers.³ By the late 1830s, missionary Richard Armstrong was growing sugar in Wailuku. Motivated by the success of Armstrong's activities, two of his church members, McLane and Miner, started a commercial operation about 1840. After 1850, missionary Edward Bailey resigned from mission work and began growing sugar. He

¹ E. S. Craighill Handy and Elizabeth Green Handy, *Native Planters in Old Hawaii: Their Life, Lore, and Environment*, Bulletin 233 (Honolulu: Bishop Museum Press, 1972), 496-497; Elspeth P. Sterling, comp., *Sites of Maui* (Honolulu: Bishop Museum Press, 1998), 63, 75, 81; Ralph S. Kuykendall, *The Hawaiian Kingdom, 1778-1854*, Vol. I (Honolulu: University of Hawaii Press, 1938, 1965), 35; Mary Kawena Pukui, et. al., *Place Names of Hawaii*, rev. ed., (Honolulu: University of Hawaii Press, 1974), 109.

² Hawaiian Mission Children's Society, *Missionary Album* (Honolulu: Hawaiian Mission Children's Society, 1969), 16; "Mrs. H. B. Penhallow Writes Story of Old Wailuku Female Seminary," *Maui News*, October 22, 1932.

³ "Wailuku Sugar Company," *Maui News*, County Fair Supplement, October 10, 1920; Kuykendall, *The Hawaiian Kingdom*, Vol. I, 180.

designed and built a water-powered mill at the mission house for grinding wheat and sugar.⁴ These early sugar ventures laid the groundwork for the new Wailuku Sugar Company in 1864, which purchased King Kamehameha III's sugar mill site and erected a "first-class" mill on the south bank of the Iao River.⁵



Wailuku Mill
Maui Historical Society photo

As the Wailuku Sugar Company grew, it played an important role in Wailuku's history and helped transform the town into a center of population and commerce. The earliest census records showed the Wailuku District's 1831-1832 population as 5,235. By 1860, the population had declined to 3,695 inhabitants. This demographic downturn was temporary, as by 1866, only four years after the Wailuku Sugar Company began operations, the Wailuku District's population had increased to 4,300.⁶ The growing plantation's demand for

labor

spurred the population increase, while also radically changing Wailuku's ethnic make-up from Hawaiian to overwhelmingly foreign. With the declining Hawaiian population and disinclination of the Hawaiians to work on the plantations, sugar growers began importing Chinese contract workers in 1852. By 1886, the Wailuku Sugar Company employed Portuguese, South Pacific Islanders, Americans, and Norwegians. Later immigrants included Japanese, Spanish, Koreans, and Filipinos.⁷

Commercial Development, Late 1800s - 1915

Wailuku was well on its way to becoming Maui's local metropolis during the 1880s. With its prosperous sugar industry and growing population, the town assumed an increasing role in the island's economic life. The 1884 census indicated that the Wailuku District population was more than double that of the Lahaina District. By the turn-of-the-century, Wailuku was touted as a "beautiful and healthy site for a city, [with] no peer on the islands." The town was considered attractive due to its scenic location at the mouth of Iao Valley, its plentiful pure water, and its refreshing, cooling tradewinds. Its population supported a growing commercial and residential district. In 1900, Hoffman & Vetlesen and Enos & Company operated competing general merchandise/grocery stores on opposite corners. High Street was home to the tax office, school, courthouse, churches, fine residences, and the Wailuku Hotel. *The Maui News* office, post office, Shrader's New Hotel, the Windsor Hotel, and fine residences were situated on Main Street. Market Street had become "Chinatown." A *Maui News* reader noted that the

⁴ Kuykendall, *The Hawaiian Kingdom*, Vol. I, 180; *Missionary Album*, 34-35; E. E. Pleasant, "Maui 100 Years Ago," *Maui News*, March 26, 1941.

⁵ "Wailuku in Old Times," *Maui News*, May 2, 1914; "WSCo. To Mark 75th Anniversary," *Maui News*, September 6, 1950.

⁶ Robert C. Schmitt, *Historical Statistics of Hawaii* (Honolulu: University Press of Hawaii, 1977), 12.

⁷ George Engebretson, *Exploring Historic Wailuku* (Honolulu: Watermark Publishing, 2000), 6.

Main and High street sections of Wailuku were "as clean and healthy a spot as there is on the Islands" and occupied by a "better class of people." Chinatown, on the other hand, was viewed as disreputable and unsanitary.⁸

In the early twentieth century, Wailuku's commercial establishments included Maui Soda & Ice Works, Macfarlane & Company's liquor house, the Aloha Saloon, the First National Bank of Wailuku, the Young Hee Butcher Shop, and the Ah Kee Coffee Shop, with coffee at 2½ cents. Other businesses included two livery stables, the Bismark and the Iao; two "good" hotels, the Maui and the Wailuku; the Wailuku Railroad Depot; and a harness, saddlery, and shoemaking enterprise. Construction seemed to be booming, with new residences being built, additions to existing businesses, and a new Wailuku Plantation store. Mr. A. Enos planned to demolish a row of "antediluvian shanties" on Market Street to make way for a substantial two-story building with a 90' frontage. The first floor of his new building would house six stores and provide lodging on the second floor. The Chinese were also replacing some of their dilapidated structures with "generally handsome two-story structures." A. J. Rodrigues was erecting a building on the corner of Main and South Market Streets, which faced *mauka* in order to avoid the dust raised by the tradewinds. Rodrigues's new two-story building featured 8'-wide verandahs on both street fronts, with three stores at street level and twelve rooms on the second floor. The largest, "most elegant and expensive" building in Wailuku was under construction by the Maui chapter of the Knights of Pythias in 1902. On Mill Street near the Wailuku Depot, the fraternal organization's two-story building measured 64' by 44', with plate-glass windows and three stores on the street level. The second floor was the Castle Hall, with dressing rooms, private rooms, and an "ingenious" moveable stage.⁹



Wailuku Depot
Maui Historical Society

In 1914, several Wailuku hotels served as Maui's tourist centers. Other local establishments included a Japanese hotel on Market Street, tailors, barbers, restaurants, jewelers, candy shops, a fish market, Chinese laundries, and auto stands. Several "moving pictures," theaters, including the Maui Theater, provided entertainment. There was an armory behind the courthouse and jail, a fire department, Malulani Hospital, and several Japanese hospitals. Wailuku was home to two Chinese fraternal societies, including the Chee Kung Tong, which had a house on Vineyard Street. Churches in the community included the Wailuku Japanese Christian Church (later Iao Congregational Church), Japanese temples, Saint Anthony's Catholic Church, Wailuku Union Church, Kaahumanu Church, Church of the Good Shepherd, and the Chinese Christian Church. Educational and social services were provided by the Wailuku Japanese Girls Home and

⁸ Schmitt, *Historical Statistics of Hawaii*, 13; "A Correction," *Maui News*, March 10, 1900; Editorial, *Maui News*, April 21, 1900; "Building Notes," *Maui News*, August 8, 1900; "Wailuku Still Improving," *Maui News*, March 30, 1900.

⁹ "Wailuku Steadily Growing," *Maui News*, November 2, 1901; "Building Notes," *Maui News*, August 8, 1900; "Wailuku Still Improving," *Maui News*, March 30, 1900; "Wailuku Still Building Up," *Maui News*, August 31, 1901; "New Castle Hall," *Maui News*, February 22, 1902.

the Alexander House Settlement, which had a gym and bathing pool, and in later years a kindergarten.¹⁰

Development as Maui's County Seat, 1905-1950

In 1905, the Territorial Legislature's County Act established local governments for Hawaii's four largest islands. Wailuku's designation as Maui's county seat set the tone for much of the town's development over the next forty-five years, as the town became Maui's center of population, commerce, and political power. Citizens began working to improve the town to reflect Wailuku's new status. The emphasis for the future was in establishing a prominent civic center and on community beautification.¹¹

Concurrent with the movement to establish Wailuku as the county seat was the construction of the Wailuku Public School in 1904. Designed by the architectural firm of Dickey and Newcomb, the building was constructed of native stone, which responded to the public's demand for a "permanent" structure. In the early 1900s, Maui citizens called for new structures to be built with concrete, which was believed to be practically indestructible. Buildings of wood were considered "folly" in Hawaii's climate and some Mauians believed that stone structures would last for "hundreds of years." As one of Maui's earliest public structures, the Wailuku Public School set the standard for Wailuku's future architecture.¹²

Civic buildings constructed in Wailuku between 1907 and 1931 were important not only as a symbol of political importance, but also architecturally. Each building was designed by a prominent Hawaii architect and was built with masonry construction methods that were introduced on Maui during the early 1900s. There was strong public support for these buildings, which featured durable construction materials that would withstand the tropical climate and serve the public for many years in the future. Construction of masonry, brick, or stone was also considered important because it helped to fireproof buildings, thus protecting valuable documents and government property.

One of the most critical needs of the new County of Maui was a district courthouse. The existing wood-frame courthouse was regarded as an eyesore unfit for its intended purpose. As early as 1903, its space was "woefully inadequate," and in 1907 the Territorial government appropriated \$25,000 for a new courthouse. Honolulu architect H. L. Kerr designed the Beaux Arts-inspired building that was the first facility in what

¹⁰ "Wailuku, Territory of Hawaii" (New York: Sanborn Map Company), 1914; Tin-Yuke Char, "Report on Chinese Clubhouses and Cemeteries on the Island of Maui" (Honolulu: Hawaii Chinese History Center, 1972).

¹¹ Dawn E. Duensing, "Historic Architectural Survey of Wailuku, Maui, Hawaii" (Wailuku, Hawaii: County of Maui, Department of Planning, 1993), 5, 7.

¹² Duensing, "Historic Architectural Survey," 6; *Maui News*, June 29, 1901.

became the "Wailuku Civic Center."¹³ *The Maui News* declared, "without question the finest court house in the Territory has just been completed in Wailuku."¹⁴

Along with new construction, beautification projects were important to Maui's early twentieth-century leaders. There was great community support for improving Wailuku by adding sidewalks, preferably concrete, to the town's business districts. Editorials urged the planting of shade trees along the island's roadways, including along the thoroughfares that led into Wailuku. Roadside shade trees were an "improvement that will add much to the popularity of the island." This community beautification project was successfully extended throughout the island and in Wailuku, trees were planted along High Street and the old Kahului Road where these roads entered town.¹⁵

In 1924 the County Board of Supervisors appropriated \$25,000 for a new county building, which was erected on the corner of High and Kaohu Streets. County Engineer Paul Low emphasized that the new structure should be in harmony with other architectural schemes in the area and hired local architect William D'Esmond to design the building. *The Maui News* praised the Mediterranean-style building as "one of the best county structures in the territory, [reflecting] credit on its designer, Wm [sic] D'Esmond, and its builder, E. C. Mellor." Furthermore, the writer boasted that the building was paid for out of county funds rather than outstanding loans or interest. "Completion of the [county] building is another step in the establishment of an attractive civic center. Eyesores are disappearing and being replaced with structures that have an appeal to sense of the artistic and beautiful."¹⁶

A new library was the next step towards completing the Wailuku Civic Center. The Maui County Free Library was based in a remodeled frame dwelling. By 1924, the library was quickly outgrowing its quarters, and citizens felt that the frame dwelling was completely inappropriate for a modern civic center.¹⁷ The Territorial Legislature appropriated \$75,000 for Wailuku's new library in 1927. In addition to being an educational and literary asset, the Maui community firmly believed the new library should make an important architectural statement. "It is desirable to have it harmonize or to contrast artistically with the other public buildings which it will be near, it should be a building to which Maui folk will point with pride." C. W. Dickey was hired to design the new library and worked closely with the Maui committee of librarian Juliette Merrill, County Engineer Paul Low, Mrs. F. F. Baldwin, and Senator Harold Rice. Dickey's architectural plans "surpassed anything [the librarian] had looked forward to and hoped for." "Can this be Maui!" was the reaction to the new Maui County Library. The building was "near perfection," with an inspiring atmosphere of quietude and "hominess." Dickey's Hawaiian-style building was considered one of Maui's "real achievements," as the library

¹³ The Wailuku Civic Center is comprised of the Wailuku Courthouse (built 1907), the County Office Building (1927, now known as Kalana Pakui Building), the Wailuku Library (1928), and the Territorial Building (1931, now a state office building).

¹⁴ "To Our Legislature," *Maui News*, March 16, 1907; "Courthouse is Completed," *Maui News*, May 30, 1908.

¹⁵ Editorial, *Maui News*, November 23, 1901; "Improvement is Contagious," *Maui News*, May 19, 1906.

¹⁶ "County to Have a New Building," *Maui News*, January 15, 1924; "Several Offices Will Be Housed," *Maui News*, January 22, 1924; "The County Office Building," *Maui News*, April 22, 1925.

¹⁷ "Building and Library Site Purchased," *Maui News*, May 20, 1921; "Library Growth Requires Room," *Maui News*, July 26, 1924; "Needed, A Building," *Maui News*, May 16, 1925.

moved from an antiquated frame house to the "model structure" now serving the reading public.¹⁸

Other plans to complete the civic center continued while the library was under construction. By 1926, the Territory of Hawaii had outgrown its office space in the 1907 Circuit Courthouse. Officials decided that a new office structure should be built so that the territorial government could consolidate all their departments into one building and leave the courthouse building for court purposes. The Territorial Office Building, also designed by Dickey, was built in 1930 and became the crowning achievement in the long quest for Wailuku's establishment of a civic center.¹⁹

While the civic center was becoming reality, churches and businesses in Wailuku followed the government's lead and erected buildings of durable materials. The Church of the Good Shepherd laid the cornerstone for its new reinforced-concrete structure in September 1910. Within a year, Wailuku Union Church began construction on a new edifice constructed of native stone. The completion of two substantial churches in Wailuku within a year did not go unnoticed. *The Maui News* reported, "Another evidence of Wailuku's prosperity was shown last Sunday, when the splendid new building of the Union Church was thrown open to the public for divine worship. This is the second church building to be completed within the year, both of which are an ornament to the town and a credit to their builders."²⁰

During the 1920s, new commercial projects also reflected the trend towards more attractive and permanent architecture. The Bank of Maui, located at Main and Church streets, opened its reinforced-concrete edifice in 1920. "In material and appointments," according to a company pamphlet, the structure was "absolutely fireproof and of the best type of construction, a building of which the community may well be proud . . . it is hoped that Wailuku will soon have many structures of similar character."²¹ In 1924, Baldwin Bank and Maui Electric Company jointly built a reinforced-concrete building on Market Street. The community believed that this project demonstrated that Wailuku was keeping pace with the rest of America in the construction of modern, elegant buildings. The banking room was enhanced with Vermont marble entrances and counters. Teller cages were outfitted with bronze metal work. The new structure took advantage of natural light and ventilation, with numerous



*Bank of Maui
Maui Historical Society*

¹⁸ "Library Building Provided," *Maui News*, May 11, 1927; "Work on Library Building Likely Start October," *Maui News*, July 25, 1928; "Modern Library Perfection," *Maui News*, August 7, 1929.

¹⁹ "New Building for Territorial Offices Urged," *Maui News*, August 18, 1926, "Territory Pays Nine Thousand for Building Site," *Maui News*, June 21, 1930.

²⁰ "Laying of Cornerstone," *Maui News*, September 10, 1910; "Laying of the Cornerstone," *Maui News*, May 13, 1911; *Maui News*, January 27, 1912; "Wailuku, Territory of Hawaii," Sanborn Map Company, 1914.

²¹ *The Bank of Maui, Ltd.* (Honolulu: Paradise Engraving & Printing, 1920), 7; Photograph, *Maui News*, October 22, 1920.

windows to bring in light and air. In 1924, the Wailuku Sugar Company opened its new administration building on Mill Street, which was designed by William D'Esmond. The company paid special attention to the project's landscaping design, preserving a large tree for the building's courtyard and transplanting eight date palms.²²

The Iao Theater was one of Wailuku's more substantial construction achievements during the 1920s. Because the threat of fire was a major concern, the reinforced-concrete theater was designed to "give patrons a feeling of safety which will add materially to their comfort." The building's reinforced-concrete columns and walls were cast together, and riveted steel trusses supported the roof. The projection room was also built of reinforced concrete and the stage, where the fire danger was considered to be the greatest, featured an asbestos curtain. Numerous exits provided an additional safety feature. The theater itself was designed for maximum comfort in seating, viewing, and acoustics.²³

Although these buildings were constructed with the latest in modern technology, most Wailuku structures continued to be built of wood-frame construction, including the new Von Hamm Young facilities in 1919 and the Valley Isle Motors Building in 1924. Valley Isle Motors upgraded their wood-frame construction with a stucco finish on the Main Street frontage and one side. The wall adjacent to the Wailuku Hardware Store was built of concrete for fire protection, since the structures had little space between them.²⁴ Wood-frame construction continued to dominate Vineyard Street and most of Market Street, and many of the buildings reflected the architectural styles of the early 1900s.



Kress Store under construction

Wailuku was Maui's shopping mecca in the 1930s. In 1935, the Kress Department Store came to town with its selection of 5, 10, and 25-cent items. The huge store (by Maui standards) opened to throngs of shoppers from around the island. The crowd transformed Main Street into a "turmoil of cars, pedestrians, and frantic traffic cops endeavoring to explain the elementary rules of driving to an unconcerned resident of Kaupo." Wailuku remained a town with a rich ethnic mix, with *The Maui News* noting that numerous languages could be heard throughout the Kress Store. The store was of "class A-1 construction." Designed by Kress Company architects, the reinforced-concrete building embodied modern Art

Deco design and was considered as fireproof as possible.²⁵

²² "Wailuku Branch of Baldwin Bank About to Move," *Maui News*, May 20, 1924; "Wailuku Sugar Soon To Build," *Maui News*, August 8, 1923; "Wailuku Sugar Co. New Office Building Is Nearly Complete," *Maui News*, February 29, 1924; "Wailuku Company Moves Offices," *Maui News*, April 29, 1924.

²³ Editorial, *Maui News*, December 17, 1927; "Theater To Be One of Finest in Territory," *Maui News*, May 23, 1928.

²⁴ *Maui News*, April 25, 1919; "Valley Isle Motors Will Have Building," *Maui News*, November 5, 1924.

²⁵ "Kress Store Opens Aug. 29," *Maui News*, August 21, 1935; Maile Stevenson, "Mama-san, Papa-san All Go Look See Kress Store," *Maui News*, September 4, 1935.

During World War II, Wailuku streets were crowded with U.S. servicemen. *Maui News* writer Karl Wray compared the activities of Market Street to downtown Honolulu or Waikiki. Market Street had a honky-tonk atmosphere that resembled Coney Island, with servicemen patronizing gift shops, lunch counters, pool halls, hot dog stands, and the movie theater. The Alexander House Settlement's kindergarten and land was transformed into a United Service Organization (USO). Wray noted that Wailuku had plenty of loud phonograph music and that Main Street was busy as well.²⁶



Frankie & Johnnies was a popular hangout. The building is now Gilbert's Formal Wear.

Wailuku's prosperous commercial district received a boost in 1950 when the National Dollar Store purchased the land occupied by the Alexander House Settlement and announced plans to develop the site. Some residents lamented that an old Wailuku landmark was demolished, but others viewed the new development, which included a major department store and a Bank of Hawaii branch, as progress. Wailuku also got Maui's first supermarket that year when Hajime Okuda opened the Maui Super Market.²⁷

In the 1950s, the Alexander and Baldwin Company began to develop Kahului, and a major rivalry evolved between central Maui's two major towns. While some businessmen in Wailuku feared the upcoming competition from the new Kahului, a *Maui News* editorial maintained that Maui's economy was robust and that healthy competition would not damage the county seat, which would "continue permanently to be a thriving, prosperous business center." Wailuku businessmen sensed a need to offer additional service and announced that many stores would remain open on Friday nights.²⁸

Wailuku Since 1950

Despite *The Maui News'* optimism about Wailuku's continued success, the town's heyday seemed to be over by the mid 1950s. In 1953, Kahului was booming with a new shopping center, 600 new homes, and another shopping complex ready for construction. Kahului's master plan called for another 2,400 homes and included a business master plan. The new shopping center was already drawing customers away from Wailuku, and businessmen in Wailuku began to worry. The *Honolulu Star-Bulletin* compared the developing competition to "relentless guerrilla warfare." Wailuku continued to host new developments, including a state office building and a new hotel in the mid 1960s.²⁹ These new multi-story developments were a radical departure from Wailuku's traditional

²⁶ Karl Wray, "Valley Isle Views," *Maui News*, May 23, 1945; "Alexander House Doing Big Job For Service Personnel," *Maui News*, March 7, 1942.

²⁷ "ACHA Given Fee Simple Land Grant," *Maui News*, July 29, 1950.

²⁸ "Store, Bank Planned On AHS Site," *Maui News*, July 29, 1950.

²⁹ "At Last--Wailuku Getting Drug Store," *Honolulu Advertiser*, July 20, 1964.

two-story construction. By the end of the decade, the town seemed to be fading into oblivion. Maui County Chairman Elmer Cravalho considered Wailuku's problems in 1968, noting the need to improve substandard housing and commercial properties. Cravalho sent the matter to the Maui Planning Commission and Redevelopment Agency, requesting that a redevelopment plan be formulated in conjunction with the county engineer and other agencies.

The Maui Redevelopment Agency organized a program designed to provide a facelift for Wailuku in 1971. Endorsed by the Maui County Planning Commission, the \$14 million program covered a 157-acre area designated as the "North Wailuku General Neighborhood Renewal Area." The area included Market, Main, Vineyard, and Mill streets. The plan's goal was to transform these blighted areas into an attractive complex of business offices, shopping areas, private residences, and gardens. The redevelopment committee stressed that high-rises were absolutely essential for Wailuku's future, "something that has to come." The federal government promised \$11 million for the redevelopment, with the state and county sharing the remaining cost.³⁰ The redevelopment plan was never implemented.

Wailuku's Architectural Heritage

Many notable buildings highlight Wailuku's architectural heritage. In the Maui County Historic District No. 3, which was established in Wailuku in the 1960s, are the Bailey House and a remaining building from the Wailuku Female Seminary, the Alexander House, Kaahumanu Church, and the Wailuku Sugar Company Manager's Residence. The Wailuku Civic Center remains the center of Maui County's government activity and was named to the National Register of Historic Places in 1986. Other Wailuku sites listed on the National Register include Haleki'i and Pihana Heiau, the Bailey House, Kaahumanu Church, and Iao Theater. Other sites are likely eligible, but have not been nominated.

Prominent Hawaii architects, including C. W. Dickey, William D'Esmond, and H. L. Kerr designed many of Wailuku's notable buildings. The Wailuku Library and the Territorial Office Building, designed by Dickey, remain as two of his important governmental commissions. Dickey designed numerous buildings on Maui throughout his career, both private and public, residential and commercial. His buildings include the Baldwin Bank (on Puunene Avenue in Kahului, built in 1931), the Wailuku Sugar Company Manager's House (1936), several residences for members of the Baldwin family, and Hamakuapoko School ("Old Maui High School", 1921).³¹ The Wailuku Public School was one of Dickey's earliest commissions on Maui and is probably his earliest surviving building on the island. Dickey is recognized as one of Hawaii's most distinguished architects; his work on Maui is only a small part of his prolific contributions to developing a Hawaiian

³⁰ "Massive Renewal Plan for Wailuku Approved," *Star-Bulletin*, February 17, 1971; "\$14 Million Wailuku Plan a Step Nearer," *Honolulu Advertiser*, February 17, 1971.

³¹ Robert Jay, *The Architecture of Charles W. Dickey, Hawaii and California* (Honolulu: University of Hawaii Press, 1992), 32, 154, 110; "Crowds Attend Opening of New Baldwin Bank," *Maui News*, December 31, 1931.

regional style of architecture. Dickey's Maui work spanned from approximately 1896 to 1939.

The County Office Building (Kalana Pukui) was William D'Esmond's notable governmental commission. D'Esmond worked on Maui during the 1920s, designing public, residential, commercial, and educational structures. He advertised himself in *The Maui News* as an "Engineer & Architect, Designer and Builder of Homes for Particular People." D'Esmond spent twenty-five years practicing architecture in tropical and sub-tropical climates, with the construction of small bungalows as one of his main interests. D'Esmond used his engineering talents to create more attractive and durable houses, complaining that the biggest problem in architecture was ugly, single-wall wooden construction that was subject to depreciation, rot, fire, and termites. He was the first to build a house with a concrete floor on Maui and claimed it eliminated "all chances for vermin getting into the house." D'Esmond's projects included St. Anthony's School (1925), the Wailuku Sugar Company Building (1924), and Holy Innocents Church in Lahaina (1926).³² He also designed Waikani Bridge (near Wailua) on the Hana Highway.

Despite the intrusion of recently constructed multi-story buildings, "Old Wailuku Town" is still evident. Many structures remain from Wailuku's early days and serve as reminders of the town's early history, culture, and architecture. Wailuku's architectural resources reflect the consequences of the growth of the sugar industry in Central Maui, the area's increased population, and subsequent growth of the county's political power. Although this study has not discussed residential architecture, Wailuku's individual neighborhoods include buildings that illustrate the town's social status and ethnic history.

The most notable themes in Wailuku's history are the area's significance to native Hawaiians, and in the twentieth century, the town's community and civic pride. From the construction of Wailuku's first twentieth century public monument, the 1904 Wailuku Public School, to the completion of the civic center in 1931, Wailuku's citizens demonstrated their goal of building a civic complex that would not only serve Maui, but would also beautify the island and make its community proud. Concurrent with the development of a civic center were desirable residential neighborhoods, churches, schools, and businesses. Wailuku's past success is still evident in its county historic district, national register sites, and well-maintained historic homes and buildings.

³² Advertisements, *Maui News*, February 1, 1924 and December 4, 1926; "New d'Esmond Home Most Modern Type of Architecture," *Maui News*, February 1, 1924; "Drawings and Floor Plans of Proposed St. Anthony School Building," *Maui News*, March 28, 1925; Advertisements, *Maui News*; June 17, 1924 and June 9, 1927.

B. Wailuku's Landmark Structures

Wailuku features diverse architectural styles that represent various eras in the town's history. Wailuku's architectural heritage includes excellent examples of

- native structures built prior to Western contact in 1778
- missionary-era buildings, 1820s - 1860s
- plantation-style commercial, 1860s - 1950s
- plantation-style residential, 1860s - 1950
- Art-Deco influenced structures, 1920s - 1940s
- contemporary architecture built after 1950.

Many notable historic buildings grace Wailuku. Although many of these structures are not located within the Maui Redevelopment Area, it is important to note that these buildings are Wailuku "landmarks." *Landmark structures are individual historic resources that are recognized as worthy of preservation and protection, but are not to be used for design standards.* Because these structures are unique resources, they should *not* be used as examples of Wailuku's predominant architectural character. Some of these buildings have been listed on the Hawaii or National Register of Historic Places. Although many notable structures are not on the historic registers, some may be eligible. (Note: this list of "notable structures" may not be comprehensive, but serves to provide a general overview of Wailuku's most historic structures.)

Hawaiian Landmark Structures

Wailuku's most notable Hawaiian landmarks are *Hale Kii - Pihana Heiau*, which date to circa 1240. Listed on the National Register of Historic Places in 1985.



Missionary-era Landmark Buildings

Missionary-era buildings (1830s to 1890s) feature Western architectural styles imported by American missionaries, but also demonstrate how Maui's early foreign settlers relied on traditional Hawaiian construction techniques, especially the use of stone. These missionary-era buildings introduced New England-style wood siding, double-hung windows, and mortared masonry to Hawaii.



The *Bailey House* and *Wailuku Female Seminary* are fine examples of missionary-era architecture. Built in 1833, the house and adjacent building, now occupied by the Maui Historical Society and Bailey House Museum, retain historic integrity and are a blend of New England and Hawaiian architectural features. Listed on the National Register of Historic Places in 1973.

Alexander House was built by Reverend Richard Armstrong in 1835. The building is being "adaptively reused" by a local architectural firm. The building is likely eligible for the National Register of Historic Places.



Ka'ahumanu Church was built in 1876 in the New England style by missionary Edward Bailey to honor Queen Ka'ahumanu, whose influence was instrumental in establishing Christianity in the Hawaiian Islands. Listed on the National Register of Historic Places in 1973.

